

**8846 72 Avenue  
Grande Prairie, Alberta**

**MLS # A2282778**

# \$423,000



<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

5 bedrooms and 3 full bathrooms, complete with a heated attached garage. Need space, comfort, and functionality? This is the one. This home features an open concept layout with vaulted ceilings and a gas fireplace, making it ideal for chilly evenings and relaxed family time. The kitchen and dining area flow seamlessly, making everyday living and entertaining easy. Downstairs, the fully developed basement offers plenty of space to adapt to whatever you need your home to do for you. Outside, enjoy a fully fenced and landscaped yard, perfect for kids, pets, and summer gatherings. The heated attached double garage adds everyday convenience and comfort year-round. Book your showing today!