



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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8858 74 Avenue  
Grande Prairie, Alberta

MLS # A2276371



**\$372,500**

**Division:** Countryside North

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,424 sq.ft. **Age:** 2008 (18 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Parking Pad

**Lot Size:** 0.09 Acre

**Lot Feat:** City Lot

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** NONE

Welcome to this modern 1,447 sq. ft. two-storey home located in desirable Countryside North. The spacious front living room features 9-foot ceilings and a cozy gas fireplace, creating a bright and inviting atmosphere. The kitchen is both stylish and functional, showcasing Cappuccino Oak cabinetry. Upstairs offers three well-sized bedrooms and a full bathroom, including a generous primary bedroom complete with a walk-in closet and full ensuite. The basement is open and ready for your future development ideas. Rear alley access provides convenient double parking. Walking distance to Mother Theresa school.