

8905 71 Avenue
Grande Prairie, Alberta

MLS # A2292500



\$479,900

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,493 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: Existing Blinds, Garage Ceiling Shelving, Gazebo, TV Mount + Bracket

Perfect for a growing family, this beautiful two-story home in the desirable North Countryside neighborhood offers picturesque park views right from its bright and welcoming windows. Step inside to an inviting, open-concept main floor designed for both comfort and entertaining, featuring a spacious living room filled with natural light and a stunning kitchen complete with rich dark cabinetry, abundant counter space, and a large center island that's perfect for casual dining, morning coffee, or hosting friends and family. Upstairs you'll find a generous primary bedroom retreat with a well-appointed ensuite showcasing dual sinks and a double shower, along with two additional well-sized bedrooms and another full bathroom to accommodate family or guests. The fully finished basement provides even more living space with a large, cozy family room ideal for movie nights or a kids' play area, plus an additional bedroom and full bathroom that works great for visitors, or a teenager's private space. Outside, enjoy the beautifully south facing landscaped and fully fenced yard offering both privacy and room to relax, play, or entertain as it also backs onto a park. With its functional layout, charming views, and fantastic location close to parks and amenities, this wonderful home truly has everything you've been looking for.