

8829 72 Avenue
Grande Prairie, Alberta

MLS # A2229271



\$459,900

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|-----------|---|--------|-------------------|
| Division: | Countryside North | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,308 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Garage Door Opener, Heated Garage | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Corner Lot | | |

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|-------------|--|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Closet Organizers, No Smoking Home, Pantry, Sump Pump(s) | | |

Inclusions: N/A

Welcome to 8829 72 Avenue, a stunning and spacious bungalow located in the desirable subdivision of Countryside North. Built in 2008, this well-maintained home offers 4 bedrooms, 3 bathrooms, and a fully finished basement providing lots of room for gatherings, families, or those cozy game nights. The main floor features high ceilings, beautiful hardwood flooring, and a nice, open layout that's perfect for both everyday living and entertaining. Enjoy a bright and open kitchen with ample cabinetry, seamlessly connected to the dining area and a cozy living room featuring a gas fireplace perfect for staying warm during cold Alberta winters. The spacious primary bedroom includes a vaulted ceiling, a 4-piece ensuite, and a large walk-in closet. Two additional bedrooms and another full bathroom complete the main level. Downstairs, the fully developed basement offers even more living space, including an expansive family room with a built-in bar area, a fourth bedroom, laundry room, and a luxurious bathroom with a steam shower. You'll also love having your very own theatre room—ideal for movie nights, gaming, or converting into a home office or guest room. Oversized windows provide plenty of natural light, and the impressive ceiling height enhances the open feel. Additional highlights include newer carpet, a tankless hot water system, wiring for sound, and a fully fenced backyard—perfect for relaxing or entertaining. Currently tenant-occupied until the end of September, this property is managed by RE/MAX Property Management and generates \$3,000 per month (utilities not included), making it an excellent opportunity for both homeowners and investors.