

8805 73 Avenue
Grande Prairie, Alberta

MLS # A2185197



\$472,000

Division:	Countryside North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,372 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: FRIDGE STOVE WASHER DRYER DISHWASHER GAS BBQ BOTH GAZEBOS AND SHED

Welcome to Your Dream Home! This beautifully crafted 5-bedroom, 3-bathroom home offers the perfect blend of comfort and functionality, located in a peaceful neighborhood known for its scenic walking trails, parks, and a top-rated school nearby. Step inside to a warm and inviting main living area featuring a cozy gas fireplace—the ideal spot to relax with family or entertain guests. The open layout flows seamlessly into the dining space and a bright kitchen filled with natural light. Step outside to a south-facing backyard with a spacious deck and HUGE FENCED backyard. Bask in sunlight throughout the day and have a bbq on the gas bbq at night, perfect for gatherings or peaceful afternoons in your private retreat. Upstairs, the expansive primary suite awaits, perched above the garage for added privacy. This serene space includes an elegant electric fireplace and a luxurious ensuite complete with a soaker tub and walk-in shower—your personal spa-like escape. Four additional spacious bedrooms ensure everyone has a place to call their own. Downstairs, a cozy second living area with another gas fireplace offers endless possibilities for relaxation, hobbies, or entertaining. The HEATED GARAGE is a game-changer for cold winters, ensuring comfort and convenience year-round. Don't miss this exceptional opportunity!