

**8905 71 Avenue  
Grande Prairie, Alberta**

**MLS # A2292500**



**\$479,900**

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

|                    |                                                                                                              |                   |    |
|--------------------|--------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                       | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                              | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                         | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                     | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                                                              | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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.