

**8805 73 Avenue  
Grande Prairie, Alberta**

**MLS # A2185197**



## \$472,000

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

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Pantry, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**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!