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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.

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