

**8822 73 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2179968**



**\$364,900**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Cleared, Front Yard, Lawn, Gentle Sloping, Landscaped, Rectangular		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stone, 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, Vaulted Ceiling(s)		

**Inclusions:** Curtains, Blinds., Air Conditioner.

Welcome to this stunning home built in 2012 by the reputable Gordey Homes. Located just two blocks from an elementary school and close to trails, parks, and fields, this property is perfect for families and outdoor enthusiasts. As you arrive, you'll notice the extra-long driveway, providing ample parking and leading to the insulated, drywalled garage. Step inside to a spacious front entrance with tiled floors, a double coat closet, and garage access. The upper level impresses with vaulted ceilings, abundant natural light, and durable grey laminate flooring. The heart of the home is the oversized kitchen, featuring rich espresso cabinets, a massive island with an eating bar, under-cabinet lighting, a corner pantry with automatic lighting, and stainless steel appliances. The dining area opens onto a back deck, while the large living room offers plenty of space to gather. The main level includes two bedrooms and two bathrooms. The primary suite boasts two closets and a private ensuite with a double shower and a large vanity. The partially developed basement offers even more potential, with a massive rec room perfect for entertaining or a play area, a third bedroom, and an office space. Plumbing is already in place for a future full bathroom, and the large laundry/utility room provides plenty of storage. The backyard is fully fenced, landscaped, and features a deck for relaxing or entertaining. For added comfort, the sellers recently installed air conditioning to keep you cool during summer. This home has been lovingly maintained and is move-in ready. Don't wait—schedule your viewing today!