

8854 74 Avenue  
Grande Prairie, Alberta

MLS # A2207347



## \$324,900

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator x2, Stove x 2, Dishwasher x2, Washer x2, Dryer

This charming bungalow home with A/C is located in Countryside North just a couple blocks away from Mother Teresa School. Offering a unique and spacious layout with two cozy bedrooms and a well-appointed bathroom on the main level. In addition, the finished basement features a comfortable mother-in-law suite, complete with a full kitchen, two bedrooms and a bathroom, providing plenty of space for guests or extended family. The main floor kitchen boasts stainless steel appliances, corner pantry and plenty of cupboard space. Your dining nook provides backyard access to the fully landscaped and fenced backyard. The peaceful surroundings, combined with the functional layout, make this property a wonderful opportunity for anyone seeking both comfort and versatility.