

# \$459,900 - 8829 72 Avenue, Grande Prairie

MLS® #A2229271

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.14 Acres

Countryside North, Grande Prairie, Alberta

Welcome to 8829 72 Avenue, a stunning and spacious bungalow located in the desirable subdivision of Countryside North. Built in 2008, this well-maintained home offers 4 bedrooms, 3 bathrooms, and a fully finished basement providing lots of room for gatherings, families, or those cozy game nights.

The main floor features high ceilings, beautiful hardwood flooring, and a nice, open layout that's perfect for both everyday living and entertaining. Enjoy a bright and open kitchen with ample cabinetry, seamlessly connected to the dining area and a cozy living room featuring a gas fireplace perfect for staying warm during cold Alberta winters. The spacious primary bedroom includes a vaulted ceiling, a 4-piece ensuite, and a large walk-in closet. Two additional bedrooms and another full bathroom complete the main level.

Downstairs, the fully developed basement offers even more living space, including an expansive family room with a built-in bar area, a fourth bedroom, laundry room, and a luxurious bathroom with a steam shower. You'll also love having your very own theatre room—ideal for movie nights, gaming, or converting into a home office or guest room. Oversized windows provide plenty of natural light, and the impressive ceiling height enhances the open feel.

Additional highlights include newer carpet, a



tankless hot water system, wiring for sound, and a fully fenced backyardâ€”perfect for relaxing or entertaining.

Currently tenant-occupied until the end of September, this property is managed by RE/MAX Property Management and generates \$3,000 per month (utilities not included), making it an excellent opportunity for both homeowners and investors.

Built in 2008

**Essential Information**

MLS® #	A2229271
Price	\$459,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,308
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	8829 72 Avenue
Subdivision	Countryside North
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0E2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Closet Organizers, No Smoking Home, Pantry, Sump Pump(s)
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Circulating
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 12th, 2025
Days on Market	8
Zoning	RS

## Listing Details

Listing Office	RE/MAX Grande Prairie
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