# \$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.

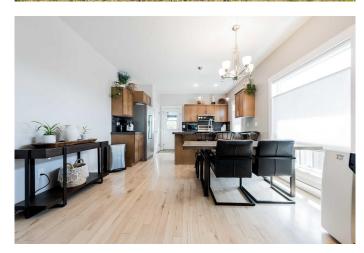
The main floor features high ceilings, beautiful hardwood flooring, and a nice, open layout that's perfect for both everyday living and entertaining. Enjoy a bright and open kitchen with ample cabinetry, seamlessly connected to the dining area and a cozy living room featuring a gas fireplace perfect 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'II also love having your very own theatre roomâ€"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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