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8833 73 Avenue  
Grande Prairie, Alberta

MLS # A2117509



\$439,900

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,492 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows, Wired for Data, Wired for Sound		

**Inclusions:** Fridge, Stove, Dishwasher, OTR microwave, Washer, Dryer, Central air conditioner, 2 sheds, All window coverings

This very well maintained great family property offers an appealing main floor open concept and immaculate place to call home. Kitchen features large island, corner pantry, stainless steel appliances and tile back splash. Large deck off the dining room leads to generous sized back yard with landscaping including raised gardens and two sheds for storage. Main floor laundry is tucked neatly away in its own room through the half bathroom. Upstairs features huge master bedroom, with walk in closet, and beautiful ensuite with double sinks. There are 2 more good sized bedrooms on this floor. Basement has a professionally developed with a full bathroom, large family room built in theater wiring as well as ethernet wiring through out home. The double garage is insulated and boarded. This home comes with central air conditioning and humidifier on the furnace already installed as well as central vacuum plumbing . Countryside North is a family friendly neighborhood with schools and parks within one block. Home is in great condition and will be professionally cleaned and available for June possession.