

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

MLS® #A2229271

\$459,900

4 Bedroom, 3.00 Bathroom, 1,308 sqft
Residential on 0.14 Acres

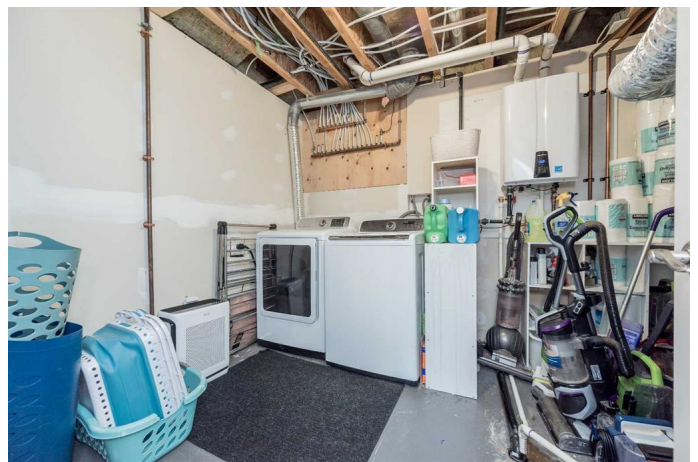
Countryside North, Grande Prairie, Alberta

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, Close Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Coverings, Electric Oven
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	5
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
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