

\$349,900 - 8909 72 Avenue, Grande Prairie

MLS® #A2238499

\$349,900

5 Bedroom, 3.00 Bathroom, 1,039 sqft
Residential on 0.09 Acres

Countryside North, Grande Prairie, Alberta

1,039 square foot bi level in Countryside North with a non conforming suite in the basement. Great investment property. Children's playground close to home. Upstairs - 3 bedrooms and ensuite, full bathroom, kitchen and living room open to each other. Washer and dryer at base of stairs. Basement has a suite with kitchen, full bathroom, living room area, laundry / utility room and 2 bedrooms. Separate entrance from the back of home to the basement suite. Fenced yard. Upstairs Rent is \$1,650.00 per month and basement is \$1,300.00 per month and the Landlord pays the utilities. Renters have said they would like to stay.

Built in 2008

Essential Information

MLS® #	A2238499
Price	\$349,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,039
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



Community Information

Address	8909 72 Avenue
Subdivision	Countryside North
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0E3

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	1
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.