

# \$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	7
Zoning	RS

## Listing Details

Listing Office	RE/MAX Grande Prairie
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