

9740 71 Avenue
Grande Prairie, Alberta

MLS # A2159551



\$349,900

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|------------------|--|---------------|-------------------|
| Division: | South Patterson Place | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,182 sq.ft. | Age: | 1989 (35 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached, Heated Garage, See Remarks | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Landscaped | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, See Remarks | | |

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Located just down the street from a park in the established neighbourhood of South Patterson is this excellent family home! Featuring 4 bedrooms, 3 bathrooms and a double detached garage with in floor heat this home won't last long. Step into this bi-level and enjoy South facing living room windows. Heading into the kitchen you have white appliances complimented by wood cabinetry providing tons of storage space. You have tiled floors, an island for extra storage and counter space with door access to the deck. Down the hall is the primary bedroom with closet and 3pc ensuite. You have two more good sized bedrooms and a full 4pc bathroom to complete the main floor. Heading downstairs, you can enjoy cozy nights with a wood burning fireplace. The open space provides lots of room for all your families needs. You have a 4th bedroom and a 3pc bathroom, as well a laundry room finishing off this home! The fully fenced and landscaped backyard hosts the double detached heated garage, a firepit, kids playset and mature trees for privacy. Both the home and garage have newer shingles, and home windows upstairs have been replaced with triple pane. This home is complete with air conditioning! Book your showing today!