



**GRASSROOTS**  
REALTY GROUP

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9412 82 Avenue  
Grande Prairie, Alberta

MLS # A2239988



**\$360,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Patterson Place                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 4 Level Split                                                           |               |                   |
| <b>Size:</b>     | 986 sq.ft.                                                              | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Front Yard, Irregular Lot, Landscaped, Lawn                             |               |                   |

|                    |                          |                   |                                                     |
|--------------------|--------------------------|-------------------|-----------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Public                                              |
| <b>Floors:</b>     | Carpet, Linoleum, Tile   | <b>Sewer:</b>     | Public Sewer                                        |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -                                                   |
| <b>Basement:</b>   | Finished, Full           | <b>LLD:</b>       | -                                                   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | RR                                                  |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | See Remarks              |                   |                                                     |

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer

Fully-developed, family home on low traffic road with park & playground right across the street! Now is the time to move & this property could have you in sooner than you think with immediate possession possible! Lots of great things about this 4 bedroom & 3 bathroom, 4 level-split that you are sure to value. Some highlights are the south facing living room on main level with large windows, vaulted ceilings providing that extra spaciousness feeling, and huge main entry with tiled flooring. Main level also has heaps of cabinets in the kitchen with dining area combined and door leading to your backyard. Two bedrooms are upstairs including the primary with handy ensuite, as well on this floor is hallway linen closet and the main bathroom with tiled shower surround. 3rd level has big family fun room & another bedroom with 2 separate closets. Great for the kid with a lot of stuff and or clothes! 4th level has the home's 4th bedroom, a great flex room that could be a playroom, office, den, or storage room; the utility & laundry area, storage space and 3-piece bathroom. Awesome utilization of the whole space will meet a ton of a families' needs. Property would make for a superb rental in this booming Grande Prairie market. Attached double garage, fenced backyard and two-level deck to enjoy our great outdoors on are also more benefits to enjoy. Contact a REALTOR® for more information or to view!