



9354 69 Avenue  
Grande Prairie, Alberta

MLS # A2297271



**\$424,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,288 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Wood

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** n/a

This 5 bedroom family home features 3 bedrooms up and 2 down with 2 baths up and 1 down as well. The basement has huge family room with a Wood burning stove.. The kitchen has plenty of cupboard and counter space with room for a dining table that overlooks the large deck off the back of of the home with a fully fenced and landscaped backyard. The living room and formal dining room are great for entertaining. Shed in backyard for lawn equipment. Basement has extra large laundry room. The 24 x 24 garage has lots of room for your toys. Don't stress over the hot summers as there is AC included to keep you cool.