



9649 72 Avenue
Grande Prairie, Alberta

MLS # A2308545



\$435,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,225 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Shed

This updated bi-level is nestled on a large lot in a South Patterson, on a priority route close to schools, transportation and more. Constructed over three levels: this home enjoys abundant natural light and a layout designed for easy family living and entertaining; the entry-level welcomes you into the cozy family room with a large bay window. The upper level incorporates a bright white kitchen with updated hardware and quality stainless steel appliances, a great family-sized bathroom, a cleverly placed sliding barn-style door that adds a touch of character and charm, as well as three bedrooms. The primary suite has a walk-in closet and ensuite. The basement is lovely and warm, featuring a very spacious rumpus room, two large bedrooms, a full four-piece bathroom, laundry, and a lot of storage. This home has a few aces up its sleeve with central air A/C and front yard irrigations system, a double garage, as well as a tiered deck and a large, fully fenced back yard with mature trees. It is truly move-in ready with critical updates, like the shingles, furnace, hot water tank, upper-level windows, doors and fresh paint!