



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9410 70 Avenue
Grande Prairie, Alberta

MLS # A2324167



\$334,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,033 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Wood Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: window coverings

This charming bi-level in South Patterson is full of warmth, character, and timeless appeal. Nestled on a beautifully treed lot and located within walking distance of Alexander Forbes School, and nearby park, this home offers a wonderful blend of convenience and personality. The main floor features 3 bedrooms, a full bathroom, and inviting living spaces filled with natural light. Large windows brighten the living room, where a cozy wood-burning fireplace creates the perfect gathering place. The living area flows seamlessly into the dining space, with patio doors leading to the large deck and backyard. The kitchen is truly the heart of the home featuring butcher block countertops, a farmhouse sink, white tile backsplash, and a delightful combination of white and green cabinetry that gives the space a welcoming cottage-inspired feel. The main bathroom is equally full of character, offering a beautiful antique-style vanity and classic clawfoot tub, with convenient access from the primary bedroom. Downstairs, the developed basement includes a fourth bedroom, a second full bathroom, and additional living space, laundry, storage and small workshop space. Outside, you'll find a long driveway with plenty of space for RV parking, a large deck for entertaining, and a mature backyard. If you've been searching for a home with personality, charm, and a location that's hard to beat, this South Patterson gem is sure to capture your heart.