

**9317 72 Avenue
Grande Prairie, Alberta**

MLS # A2228689



\$389,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,062 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters		

Inclusions: N/A

VERY WELL KEPT FULLY DEVELOPED HOME WITH HEATED DETACHED GARAGE IN PATTERSON!!! This 4 bedroom and 2 1/2 bathroom home sits on a large lot!! The large kitchen has solid oak cabinets, a gas cooktop, a built-in the-wall oven, a tile backsplash, and tile floors. The dining area has garden doors leading out to a deck. New light fixtures. There are bamboo hardwood floors in the living room and dining room. The primary suite has a double closet and a 2 piece bathroom, bedroom 2, and a main bathroom with tile tub surround and tile floors complete the main floor. The developed basement has a huge family room with laminate flooring, bedrooms 3 & 4, a 3 piece bathroom, and a laundry room complete the basement. New upgraded carpet in all 4 bedrooms!! The detached garage is heated and has 220 amp. The backyard is huge and great for kids, RV parking, landscaped, gas line for b.b.q on the deck, fenced, and storage underneath the deck. There is AC for those hot summer nights!!! New siding, windows, and shingles!! The furnace and hot water tank are newer!! Truly a great family home and next door to a playground and Forbes school is just walking distance. Don't miss out book your showing today!!