

**9372 71 Avenue
Grande Prairie, Alberta**

MLS # A2254889



\$389,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,348 sq.ft.	Age:	1994 (31 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Spacious 6 bedroom, 3 bathroom home in South Patterson with plenty of updates and features to enjoy! The furnace and A/C were replaced in 2021, and the shingles were done in 2018. The garage has been transformed into a man cave with in-floor heat perfect for hobbies or entertaining. Inside, you'll find vaulted ceilings, a corner pantry, an island, and stainless steel appliances in the kitchen. The primary bedroom includes a walk-in closet, and ensuite. There are some new windows and updated light fixtures throughout. The basement offers a large rec room, three additional bedrooms, and a full bathroom—ideal for family or guests. Outside, the home boasts a 2-tier deck with a partially covered upper deck, a natural gas line for your BBQ, and a large driveway that can accommodate an RV. A 50-gallon hot water tank ensures comfort and convenience. Located close to schools and amenities, this home combines updates, space, and functionality in a desirable location!! Book your showing today!