

**9305 71 Avenue
Grande Prairie, Alberta**

MLS # A2169655



\$349,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,046 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Ma		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: All appliances, all window coverings, garden shed, gas BBQ

Welcome to your new home in Patterson Place. This 1046 sq/ft bi-level has two bedrooms up & two bedrooms down. A large open fully tiled kitchen providing access to a 2-tiered deck with a natural gas BBQ and a fabulous, fenced back yard with mature vegetation & a firepit. The primary bedroom has a walk-in closet and a 2-piece bathroom. The living room has gorgeous hardwood flooring. Downstairs you will find a nice rumpus room with a gas stove, two additional good-sized bedrooms and a large 3-piece bathroom. Finally, a fully finished & heated 23' x 25' garage to store your vehicles & recreational vehicles.