

**9306 72 Avenue
Grande Prairie, Alberta**
MLS # A2185064


\$299,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,178 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Irregular Lot, Pie Shaped Lot		

Heating:	High Efficiency, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher. (All appliances sold "As is, where is")

Welcome to this affordable fully developed bilevel located on a quiet street in the desirable South Patterson neighborhood. This spacious home offers 3 bedrooms on the main level, including a large master bedroom, plus two additional bedrooms downstairs, making it perfect for growing families or those needing extra space. The home also features 2.5 bathrooms for added convenience, including an ensuite in the master. The basement has a large rec room with wood fireplace and entrance to garage, two bedrooms, full bathroom and another room that can be used for a den. Enjoy the benefit of newer shingles and a high-efficiency furnace, some newer flooring and some newer windows all offering peace of mind for some time to come. A single attached garage with entrance to basement and paved driveway adds both practicality and ease. The rear deck is perfect for summer barbecues or enjoying the outdoors in a private setting. Don't miss out on this fantastic opportunity to own a home with lots of potential in family-friendly neighborhood.