

**9577 74 Avenue
Grande Prairie, Alberta**
MLS # A2186908

\$395,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	881 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Street Lighting		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Smart Home, Storage, Wood Counters		

Inclusions: n/a

For more information, please click Brochure button. This stunning home, fully renovated in 2021, showcases Modern/Scandinavian interior design and is ideally situated in the serene and highly sought-after Patterson area, close to schools, parks, and all local amenities. Spanning over 2000 sqft of living space, the residence features a heated garage, the home is adhering to the highest quality standards. The open-concept living room is expansive, bathing in natural light from large windows, while the beautifully designed kitchen offers ample functionality with a generous island for cooking. The main floor includes three bedrooms and a full bathroom, while the basement boasts a sizable entertainment room, an additional bedroom, an office, a laundry room, and plentiful storage, along with a bathroom. Immediate possession is available, and the home includes numerous upgrades such as a new hot water tank (2020), flooring, kitchen appliances, windows, doors, and more all renovated or updated in 2021, along with additional improvements like new blinds (2022), a garage roof (2022), and a house roof and siding (2023), with landscaping planned for 2024.