

**9600 72 Avenue  
Grande Prairie, Alberta****MLS # A2211630****\$419,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island		

**Inclusions:** shed

Come check out this standout 3 bedroom plus den, 3.5-bath character home on a spacious 0.15 acre corner lot in the highly sought after South Patterson neighborhood. With exceptional curb appeal, upgrades, and loads of potential to personalize, this home is perfect for anyone looking for an older style home in a mature neighborhood. Inside, you'll find a bright and functional main floor with a well-laid-out living space, main floor laundry, and a large open kitchen featuring a gas range, perfect for cooking and entertaining. The dining room opens to a generous deck, creating an ideal flow for indoor or outdoor hosting. The living room is bright and flowy complete with extra storage in the bay window seat. 2 out of 3.5 bathrooms have been completely renovated, offering fresh, modern finishes! Outdoors, enjoy beautiful stamped concrete landscaping and driveways that expand around the entire home, adding low maintenance and a high end feel. The side yard can be expanded a further 10 ft or so (previous owners fenced in less than the full lot) and offers the chance to customize your outdoor space even further. Utilize the garden boxes and rain catching barrel to grow your own fresh veggies for dinner. The attached double heated garage and massive driveway provide more parking than you'll know what to do with( you will just have to get that RV you have been dreaming about!), plus, being on a bus route ensures your street is always plowed in winter. Newer shingles have been professionally installed, and the home has seen tons of thoughtful upgrades, still with room to add your personal touch and build equity. While the two original furnaces remain, they've been meticulously maintained and are known for their durability, no circuit board failures here!!!! With a large shed, tons of storage, and space to grow, this is a rare opportunity to own a unique and move in ready

property in one of the city's desirable neighborhoods. Don't miss out, homes like this don't come along often. Book your showing today!