

**9945 69 Avenue
Grande Prairie, Alberta**

MLS # A2213239



\$379,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,512 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	City Lot, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shed, Air Hockey Table, Hot Tub + Cover, Existing Blinds

This incredibly spacious and extensively upgraded home is located in the peaceful and highly sought-after neighbourhood of South Patterson, right at the edge of the loop. From the moment you arrive, you'll appreciate the oversized driveway leading to a 24x30 insulated and boarded garage, along with RV parking and a beautifully landscaped pie-shaped lot surrounded by an 'privacy fence. Step inside to a bright, open-concept main level that's been completely reimaged—engineer- and city-permitted renovations removed walls to create an expansive flow, and the kitchen has been moved to the left side, opening up the entire space. The result is a stunning great room featuring new kitchen flooring, black double sink, new countertops, Samsung fridge and dishwasher, and a Hamilton Beach microwave—all tied together by fresh 2024 paint throughout. The welcoming front entry includes tiled flooring and a double coat closet, while the large living room is filled with natural light from three tall windows. A generous dining area makes entertaining a breeze. Upstairs you'll find three well-sized bedrooms and a full bathroom, including a massive primary bedroom with its own two-piece ensuite, walk-in closet, and second closet. The third level offers a spacious rec room with patio doors, a full bathroom with laundry, and a fourth bedroom. The fourth level is fully developed with another large recreation space, an office, and potential for a fifth bedroom thanks to a proper window. Storage is no issue, with ample space under the third level including a mechanical room, cold room, and electrical panel access. Additional upgrades include triple-pane windows (everywhere but the basement), 2023 furnace cold air intake, AC-ready furnace, upgraded attic insulation, spray foam in upper ceilings, and an upgraded electrical panel.

Outside, enjoy your deck, hot tub with new panel, gazebo, mature trees, oversized shed, and quick access to the nearby parks and schools. As a bonus, an air hockey table is included in the sale. This is an amazing opportunity to own a well-maintained, thoughtfully renovated home in one of Grande Prairie's most family-friendly communities.