



GRASSROOTS
REALTY GROUP

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9705 75 Avenue
Grande Prairie, Alberta

MLS # A2224418



\$300,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,001 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Shedx2(all as is)

Fully developed 4 level split home situated on one of the most desirable streets in Grande Prairie. This home is situated on a large lot with no rear neighbors, backing onto a large green space. Semi open concept presented on the main level with the kitchen, dining and living room. Heading up a few stairs to the second level you will find three bedrooms including the master bedroom, as well as a full bathroom. Third level has a massive living room, and full bathroom. Fourth level hosts a large bedroom, and laundry/utility room. Furnace and hot water tank have been replaced in recent years. Attached double car garage is great for our long winters, and also has a small mudroom off it entering the house. Backyard is fully fenced and mostly south backing , and complimented by several garden boxes and 2 sheds. Driveway is oversized allowing for potential 3-4 car driveway, or RV parking. Book your viewing today!