



GRASSROOTS
REALTY GROUP

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9538 74 Avenue
Grande Prairie, Alberta

MLS # A2238338



\$280,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	828 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Native Plants, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Ceiling Fan(s), See Remarks, Walk-In Closet(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer

Located on a quiet street, close to schools, parks & playgrounds is this cute house with mature trees out front & fenced backyard. Get a jump on moving in the nice, warm weather as quick possession is possible! SHINGLE ARE SCHEDULED TO BE REPLACED IN THE FIRST WEEK OF OCTOBER Off the driveway is the side entry which allows you to head up a few stairs and straight into the kitchen or hang a right to the 2 bedrooms along with the updated main bathroom, or take a left, past the dining area and into the big living room with its large windows, making the space very bright & inviting. Very nice, vinyl plank runs through the whole upper level, giving it a cohesive and coordinated look. Downstairs, you have a vast family room, storage room with shelving to tuck away the extra items, laundry/furnace room and a huge bedroom with a large walk-in closet. Multiple closets for storage are in the home as well as storage shed out back. Property backs onto a grass easement providing that extra spacious feeling when you're outside and provides a great place to walk the dog, too. PLEASE KEEP IN MIND, SHINGLE ARE SCHEDULED TO BE REPLACED IN THE FIRST WEEK OF OCTOBER Contact a REALTOR® today for more details or to view!