



GRASSROOTS
REALTY GROUP

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9609 72 Avenue
Grande Prairie, Alberta

MLS # A2239680



\$449,900

| | | | |
|-----------|-------------------------------------|--------|-------------------|
| Division: | South Patterson Place | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,815 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, See Remarks | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|-------------|---|------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, See Remarks | | |

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Welcome to your family's next chapter in the heart of South Patterson Place—a well-established neighbourhood known for its mature trees and strong sense of community. This spacious 4-level split offers room for everyone and is ideally located right across the street from a school—perfect for busy mornings and after-school play. The main floor features a bright and welcoming living room, along with a thoughtfully designed kitchen complete with ample counter & cabinetry space, stainless steel appliances, a central island, pantry, and a cozy dining area where the whole family can gather. Step right out to the back deck, making mealtime and entertaining a breeze. Upstairs, the primary bedroom includes a private 3-piece ensuite, plus two more bedrooms and a full bathroom—just right for the kids. The third level offers a flexible open space currently used as a home gym, along with a laundry room and convenient half bath. The lower level adds two additional bedrooms and a full bathroom, ideal for teens, guests, or a home office. Outside, the fully fenced and landscaped backyard is a true retreat, featuring mature trees, a two-tiered deck, and a privacy wall—perfect for relaxing or playing. A double attached garage with extra large driveway including room for RV parking adds the finishing touch to this warm and welcoming family home. Book your showing today!