



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

9706 72 Avenue  
Grande Prairie, Alberta

MLS # A2248686



**\$419,900**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | South Patterson Place             |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | Bungalow                          |               |                   |
| <b>Size:</b>     | 1,234 sq.ft.                      | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 5                                 | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped |               |                   |

|                    |                                   |                   |    |
|--------------------|-----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile            | <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), Walk-In Closet(s) |                   |    |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Located just steps from schools, parks, and walking trails, this beautifully maintained 5-bedroom, 3-bathroom home in South Patterson is move-in ready and full of updates. Recent improvements include newer shingles, windows, siding, furnace, hot water tank, flooring, lighting, appliances, and fully renovated bathroom. Inside, you'll find a bright and spacious sunken living room with large windows and a cozy wood-burning fireplace. The kitchen features stainless steel appliances and access to the back deck—perfect for outdoor dining and entertaining. The fully fenced and landscaped backyard backs onto an easement for added privacy. The primary bedroom offers a walk-in closet and a stunning ensuite with a large tiled shower. Two more bedrooms and a full bathroom complete the main floor. Downstairs, the finished basement includes a warm and inviting family room, two additional bedrooms—one with its own ensuite—and a functional laundry area. The double attached garage is finished and offers ample space for parking and storage.