



GRASSROOTS
REALTY GROUP

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9717 73 Avenue
Grande Prairie, Alberta

MLS # A2252803



\$419,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,257 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Charming & Unique 5-Bedroom, 3-Bath Home with Modern Upgrades! Bursting with character, this older-charm home boasts a one-of-a-kind floor plan that's both functional and full of personality. Recent updates include a brand-new roof (2023), new tile flooring (2023), fresh paint, and a brand-new dishwasher. The newer hot water tank and furnace (approx. 6–7 years old) provide peace of mind. The basement offers a versatile bedroom with its own living room — perfect for teens, guests, or rental income. Renovations throughout blend timeless charm with modern touches, and to make it even better, we're offering a buyer credit at closing for any older items awaiting your personal touch. A pre-listing inspection has already been completed for buyer peace of mind. A rare find ready for a quick sale — don't miss your chance!