

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

## 9717 73 Avenue Grande Prairie, Alberta

MLS # A2252803



\$409,900

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

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!