



GRASSROOTS
REALTY GROUP

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9751 69 Avenue
Grande Prairie, Alberta

MLS # A2254874



\$399,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,100 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Few Trees, Landscaped, No Neighbours Beh		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer. GDO

This home has under gone a complete interior renovation from top to bottom ! From the wide open floor plan on the main level that has a wonderful feature wall with white washed rock around the fireplace, to the new kitchen area that has French doors accessing the deck, to the new bathroom and ensuite. The basement boasts a huge family room, 2 bedrooms, bathroom and laundry room. Metal Roof, so you will never need to replace shingles. Massive backyard with no neighbors behind! Garage measures 20x24. Close to Schools, playgrounds, and Shopping. This home certainly will not disappoint!