



**GRASSROOTS**  
REALTY GROUP

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9705 76 Avenue  
Grande Prairie, Alberta

MLS # A2263963



**\$389,900**

Division:	South Patterson Place		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,000 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Heated Ga		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry		

**Inclusions:** shed, gazebo, security system (on contract)

This beautifully maintained home with heated detached garage is situated on a large lot with loads of parking and close to 2 schools in Patterson. The main floor features an inviting side entry that opens to the bright and airy kitchen with white cabinets and newer appliances (2022). The living room and dining area are located just off the kitchen. The upper level is complete with a main bathroom and three bedrooms. The third level offers a second living room with gas fireplace and a three-piece bathroom. A fourth bedroom/flex room, laundry room and large storage room complete the fourth level. The south facing backyard is low maintenance with a 700 sq. ft. deck with gazebo, oversized shed, 24 x 24 garage and backs onto an easement for added privacy. Other notable features include: air conditioning, newer paint, vinyl plank flooring (main and upper level), newer appliances (including washer and dryer) and a new furnace and hot water tank in 2023. Nothing left to do but move in and enjoy.