



GRASSROOTS
REALTY GROUP

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9371 71 Avenue
Grande Prairie, Alberta

MLS # A2269431



\$424,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,398 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: WINDOW COVERINGS

4-level split located on a quiet crescent in South Patterson, with easement behind the home and paved alley beside! This fully developed property offers 5 bedrooms and 3 bathrooms, providing plenty of space for the entire family. The bright, functional layout features multiple living areas — perfect for entertaining or relaxed everyday living. Enjoy the private backyard with a spacious two-tiered deck, ideal for summer gatherings or quiet evenings outdoors. Attractive curb appeal with a 26' x 22' garage and an oversized driveway offering ample parking, including space for an RV! A wonderful home in a highly desirable neighborhood, close to schools, parks, and all amenities. (Note: inside photos will be added Nov 11th, still able to view anytime)