



GRASSROOTS
REALTY GROUP

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9818 75 Avenue
Grande Prairie, Alberta

MLS # A2285565



\$495,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RQ
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Garage Door Opener

When buying Real Estate the golden rule is LOCATION! And this home has just that! Situated on large lot with easement behind on one of the most desired mature streets in Grande Prairie In South Patterson Subdivision. Home boasts not only character but sheer size with no lack of space inside and outside. Two separate entry ways welcome you with coat closets. Main level is grande , with two living / entertaining rooms, two dining areas, kitchen with adequate cabinet + counter space with window over kitchen sink that allows you to peer into your back yard oasis. Half bathroom and main floor laundry room complete the main floor. Heading up stairs you will find two bedrooms, full bathroom, and the master bedroom that has a walk in closet and full en-suite. Lets make our way to the fully developed basement that hosts wet bar, two bedrooms, living room. Basement also has no lack of storage with two storage rooms + utility room. Attached double car garage is great for our longer winters for inside parking. Back yard is fully fenced and massive, and private with the easement behind. Book your viewing today of this 5 bed 2.5 bath family home it will be sure to please!