



**9302 70A Avenue
Grande Prairie, Alberta**

MLS # A2288620



\$325,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	864 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, living room hanging shelves, upper bathroom over-the-toilet cabinet, Security System (Telus)

Looking for the charm of an established neighbourhood paired with the updates and comfort of a modern home? This beautifully renovated 4-bedroom, 1.5-bathroom bi-level in sought-after South Patterson Place offers the best of both worlds. Proudly positioned on a quiet corner lot in this mature, family-friendly community, the home has been thoughtfully refreshed inside and out. The exterior features updated windows, doors, siding, wood fencing, a paved double parking pad, and a two-tier deck overlooking the spacious backyard - perfect for summer evenings, entertaining, or simply relaxing while kids and pets play. The yard offers RV parking with double-gate access and plenty of space to build your dream garage while still maintaining generous outdoor living area. A storage shed adds everyday practicality. Step inside to a bright, welcoming main level where modern updates meet comfortable living. The redesigned kitchen anchors the home with style and function, while the updated bathroom and fresh finishes throughout create a clean, move-in-ready feel. The spacious primary suite is a true retreat, complete with a cozy fireplace for quiet evenings and exceptional closet space. In addition to two standard closets, the large walk-in closet offers incredible flexibility — ideal as a nursery, dressing room, private office, or reading nook. The fully developed lower level provides three additional bedrooms — one of which could easily serve as a rec room or family lounge — along with a convenient half bath and laundry area. This layout adapts effortlessly to growing families, guests, hobbies, or work-from-home needs. Mechanical updates include a hot water tank replaced within the last five years, a newer washer, updated dryer heating coils, and numerous cosmetic and functional improvements throughout. Move-in ready,

versatile, and full of warmth, this home delivers comfort, space, and lifestyle in one of the city's most beloved neighbourhoods. Call your Real Estate Professional today to book your private viewing!