



9405 71 Avenue  
Grande Prairie, Alberta

MLS # A2295430



**\$389,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage		

**Inclusions:** Ceiling Fans, Light Fixtures

This Absolutely homey and welcoming home with detached 18x22 garage will be sure to please. A mix of cute + cozy and major upgrades like furnace, roof, windows, eavestrough + soffit , and hot water tank all have been done. Tiled entry way welcomes you onto the main level which consists of the the kitchen + dining, living room with vaulted ceiling complimented by real wood burning fireplace. Heading up a few stairs you will find the master bedroom, updated bathroom with dual sinks and tiled tub + shower combo, and a second large bedroom. Third level boast second living room with ample natural light from all the windows, full bathroom, and third bedroom. Last level is unfinished but has lots of space for future fourth bedroom and third living room, also hosts utility/laundry room. Driveway is massive and allows for adequate parking or RV Parking. Back yard is immaculate and south backing allowing sun all day long, as well grand deck. Detached 18x22 garage is insulated with power and concrete floor great for parking during our long winters or storage or carrying out all your hobbies or future hobbies. Home backs onto an easement as well perfect extra privacy we all long for. Book your viewing today as this home will check all your boxes.