



9354 69 Avenue
Grande Prairie, Alberta

MLS # A2297271



\$424,900

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|------------------|------------------------|---------------|-------------------|
| Division: | South Patterson Place | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,288 sq.ft. | Age: | 1992 (34 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | City Lot | | |

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: n/a

This 5 bedroom family home features 3 bedrooms up and 2 down with 2 baths up and 1 down as well. The basement has huge family room with a Wood burning stove.. The kitchen has plenty of cupboard and counter space with room for a dining table that overlooks the large deck off the back of of the home with a fully fenced and landscaped backyard. The living room and formal dining room are great for entertaining. Shed in backyard for lawn equipment. Basement has extra large laundry room. The 24 x 24 garage has lots of room for your toys. Don't stress over the hot summers as there is AC included to keep you cool.