



**GRASSROOTS**  
REALTY GROUP

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9701 75 Avenue  
Grande Prairie, Alberta

MLS # GP208619



**\$289,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	1979 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	-		
<b>Driveway:</b>	Concrete		

<b>Heating:</b>	Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 3,395
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Vinyl, Wood	<b>Lot Fee:</b>	-
<b>Land:</b>	-	<b>Maintenance Fee:</b>	-
<b>Features:</b>	-		

**Inclusions:** -

WOW! UPDATED BI-LEVEL ON ONE OF THE NICEST STREETS IN PATTERSON. This home has new touches in all the right places and site on an amazing street with no rear neighbors! The kitchen has been completely updated with new cabinets, counters, SS appliances, flooring, and lighting! Hardwood all through the main floor along with a wood-burning fireplace. Bright open and charming! 3 bedrooms on the main floor as well as a full bath- master has a cheater door to the bathroom. The basement is fully developed with a brand new vinyl plank floor, a very cool bar area, an updated 3 pc. bath and huge storage room that could easily be converted into a 4th bedroom. The yard is very mature and private and is backing on to no rear neighbors. This home is updated in all the right places, with loads of charm and on a great street, check it out today!