



**7422 96 Street**  
**Grande Prairie, Alberta**

**MLS # A2131612**



**\$479,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,946 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Post & Beam, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage		
<b>Inclusions:</b>	N/A		

Prepare to be Wowed.. A masterful blend of character tastefully combined with modern finishes, don't wait to call this your new HOME! A complete renovation from top to bottom, breathes a new life into this 1900+ sq foot home. With 5 bedrooms, 3 and 1/2 baths this home has had new flooring, a fantastic open concept living/dining room, quartz countertops, all new bathrooms, a cozy sunken living room with electric fireplace! This sunken living room walks out to your massive backyard.. with some personal touches, this could be your families oasis for years to come! It's already setup & wired for a hot tub. It also comes with firepit & gardening area and has all the mature trees possible! Did I mention the massive lot this home sits on? Prepare to feel like you're on a small acreage, right in the heart of the city! The home is nestled in a quiet loop with no through traffic, close to multiple elementary schools! Don't take my word for it, though.. come see it for yourself!!