



9332 70A Avenue  
Grande Prairie, Alberta

MLS # A2146433



**\$279,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

<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>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator x2, Stove x2, Dishwasher, Microwave, Window Coverings

Located on a quiet street in South Patterson across from a playground is this 4 bedroom, 2.5 bathroom family home with a mother in law suite. Step into the large living room with South facing windows welcoming tons of natural sunlight. The dining room connects with back door access to a deck and a fully fenced backyard. Rounding off the main area is the kitchen providing plenty of cupboards, counter space and shelving. A bay window provides an excellent view of the backyard. Down the hall you will find your primary bedroom with 2pc ensuite and stackable washer/dryer. Another great sized bedroom and a full bathroom complete the main floor. The basement has been upgraded to a mother in law suite featuring a kitchen with lower cabinets & open shelving, dining area and living room space. You also have 2 big bedrooms as well as a 3pc bathroom. Finishing off downstairs is a storage/utility room with separate laundry. A huge backyard featuring mature trees and a long driveway with room for RV parking are added bonuses to this fantastic home. Book your showing today!