



9833 73 Avenue
Grande Prairie, Alberta

MLS # A2149929



\$385,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,240 sq.ft.	Age:	1978 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Garden, Irregular Lot, Landscaped, Many Trees, F		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bookcases, Ceiling Fan(s), See Remarks, Walk-In Closet(s)		

Inclusions: refrigerator, stove, dishwasher, window coverings

Looking for a clean, meticulously well-kept, family home with magazine worthy yard? Pack your bags because THIS is the home for you! The interior is highlighted with lovely updated flooring, extending through the majority of the upstairs and compliments well with the neutral and fresh wall colours. The fireplace in the sunken & spacious living room, is flanked by big windows, letting in ample natural light. Special occasions & holidays become extra special with those you love when you gather & feast in the formal dining room. Kitchen is bright, with lots of cabinets, space for dinette table, and sliding glass doors leading to the amazing yard. Down the hall, there are hall closets, the main bathroom, and 3 bedrooms including the big primary with 3-piece ensuite and walk in closet. Downstairs there is a large family room, and if you weren't paying attention, you would miss the door to the "secret room". Currently used for storage, the kids will just love it as their private hideout. There is also the home's 4th bedroom with unfinished, ensuite bathroom. Will make for a marvelous overall space for long term guests or the teenager in your family, once completed. Then there is the huge 5th bedroom with recessed bookcase to proudly display memorabilia, books, collectibles, or treasures of another kind; more storage area, the laundry room with shelving, and the furnace & hot water tank (conveniently accessible from both sides) to complete the level. It will be a pure delight to entertain guests, rain or shine, under the gorgeous covered deck, overlooking the incredible yard. Framed with lovingly cared-for perennials including hostas & lilies, assorted flowers & bushes, all bordering the backyard along with neatly trimmed, mature trees - even the fence is fabulous! Side yard is lovely, too, with plants, shrubs, red rock base & adorable concrete footprint path. Must be

seen to be truly appreciated. Double attached, insulated & heated garage is clean & bright inside and is very nicely finished with painted walls, shelving, and peg board for tools. Both the house and the garage have newer, high-efficiency furnaces. There are also newer windows, doors, baseboards, appliances, hot water tank, carpet, tub surround in main bathroom upstairs, exterior paint and shingles are 1 year old. Property backs onto grass easement and view out the front is of terrific trees. There is a new shed on the west side of the backyard for outside storage. Additional street parking is available out front. Located in a wonderfully established subdivision, close to schools, parks & walking trails, shopping, restaurants, convenience stores, the Eastlink Centre, off leash dog park and so much more. Move during nice weather and be settled in your new home soon! Don't miss taking the 3D Tour. Contact a REALTOR® today for more info or to view!