



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9724 71 Avenue
Grande Prairie, Alberta

MLS # A2173002



\$319,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,014 sq.ft.	Age:	1987 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Interlocking Driveway, Parking Pad		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions:	Fridge, stove, washer, dryer, dishwasher
-------------	--

Welcome to Your Fully Developed Home in Patterson! This stunning 4-bedroom, 2-bathroom home offers a perfect blend of modern upgrades and spacious living in one of Grande Prairie's most sought-after neighborhoods. From the moment you step inside, you'll notice the thoughtful upgrades throughout, including an upgraded kitchen featuring stainless steel appliances, granite counter tops a large walk-in closet in the primary bedroom, and a fully finished basement with ample storage space. The beautiful, fenced backyard with a shed provides plenty of room for outdoor activities and relaxation. The home also boasts a large front-facing living room that fills with natural light, creating a warm and welcoming atmosphere. With the fully finished lower level and additional living space on the third floor, this home has room for everyone. Need a Garage ? no problem there is lots of room to build your dream garage here. Located in the family-friendly neighborhood of Patterson, this property is close to parks, schools, and shopping—everything you need is just a short walk away! Don't miss out on this opportunity to own a home that offers both comfort and convenience. Schedule a viewing today!