



GRASSROOTS
REALTY GROUP

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9429 69 Avenue
Grande Prairie, Alberta

MLS # A2174343



\$354,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | South Patterson Place | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,469 sq.ft. | Age: | 1980 (44 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Off Street, Oversized, RV Access/Parking | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Few Trees | | |

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: All light fixtures

ALMOST 1,500 SQFT!! Move-in ready, renovated home in a prime location! This 4-level split is located in Patterson close to Schools & all the in-town amenities you could desire. No expense was spared here, this home was renovated throughout 3 levels so all you need to do is pack and move right in! The roof was just done PLUS new windows & siding. When you walk in you are greeted with a brand-new kitchen with remarkable appliances and a cozy dinner nook! Around the corner is a formal living room with 3 large, stunning windows letting in the natural light. A few steps down and you will have another large living area with a door to your stunning backyard. There is also a bedroom and a full bathroom WITH laundry, perfect for when you are busy working & need to do laundry on the go. Upstairs you have a full bathroom and 3 extra bedrooms including the primary suite which offers you a 1/2 bath. The basement is finished but is original and ready for you to add your own personal touch to it! This would be a perfect hangout spot for teens or some extra space for indoor hobbies! This home is the whole package and more! The driveway is OVERSIZED and allows for multiple vehicles, RV parking and even space to build a shop in the future. Call your favorite agent and come view this gem and move-in before more snow hits!