



9621 76 Avenue  
Grande Prairie, Alberta

MLS # A2174724



**\$348,000**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | Patterson Place   |               |                   |
| <b>Type:</b>     | Residential/House |               |                   |
| <b>Style:</b>    | Bi-Level          |               |                   |
| <b>Size:</b>     | 1,075 sq.ft.      | <b>Age:</b>   | 1978 (46 yrs old) |
| <b>Beds:</b>     | 5                 | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad       |               |                   |
| <b>Lot Size:</b> | 0.01 Acre         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Brush  |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan |                   |    |

**Inclusions:** All window coverings,

Welcome to this beautifully updated Bi-Level home, offering a total of 5 bedrooms and 2.5 baths in the highly sought-after Patterson community. Built in 1978, this charming property has been completely redone, including new kitchen, all new windows and exterior. Also brand new furnace, hot water and plumbing with an all new interior! This is essentially a brand new home giving the home in an established and quiet area. The main floor features an open-concept living area perfect for entertaining, while downstairs you'll find a fully finished suite with 2 bedrooms, 1 bath, and its own entrance—ideal for extended family or as a rental potential. The home provides plenty of space and flexibility to meet your needs. With easy access to local amenities, parks, and schools, this property is perfect for families and investors alike. Don't miss the opportunity to make this your new home!