



9306 72 Avenue  
Grande Prairie, Alberta

MLS # A2185064



**\$299,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Irregular Lot, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher. (All appliances sold "As is, where is")

Welcome to this affordable fully developed bilevel located on a quiet street in the desirable South Patterson neighborhood. This spacious home offers 3 bedrooms on the main level, including a large master bedroom, plus two additional bedrooms downstairs, making it perfect for growing families or those needing extra space. The home also features 2.5 bathrooms for added convenience, including an ensuite in the master. The basement has a large rec room with wood fireplace and entrance to garage, two bedrooms, full bathroom and another room that can be used for a den. Enjoy the benefit of newer shingles and a high-efficiency furnace, some newer flooring and some newer windows all offering peace of mind for some time to come. A single attached garage with entrance to basement and paved driveway adds both practicality and ease. The rear deck is perfect for summer barbecues or enjoying the outdoors in a private setting. Don't miss out on this fantastic opportunity to own a home with lots of potential in family-friendly neighborhood.