



**9577 74 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2186908**



**\$395,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Smart Home, Storage, Wood Counters		

**Inclusions:** n/a

For more information, please click Brochure button. This stunning home, fully renovated in 2021, showcases Modern/Scandinavian interior design and is ideally situated in the serene and highly sought-after Patterson area, close to schools, parks, and all local amenities. Spanning over 2000 sqft of living space, the residence features a heated garage, the home is adhering to the highest quality standards. The open-concept living room is expansive, bathing in natural light from large windows, while the beautifully designed kitchen offers ample functionality with a generous island for cooking. The main floor includes three bedrooms and a full bathroom, while the basement boasts a sizable entertainment room, an additional bedroom, an office, a laundry room, and plentiful storage, along with a bathroom. Immediate possession is available, and the home includes numerous upgrades such as a new hot water tank (2020), flooring, kitchen appliances, windows, doors, and more all renovated or updated in 2021, along with additional improvements like new blinds (2022), a garage roof (2022), and a house roof and siding (2023), with landscaping planned for 2024.