

**9805 73 Avenue  
Grande Prairie, Alberta**

**MLS # A2169519**



**\$334,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Charming Family Home located in Patterson subdivision Nestled on a quiet street. This 4 Bed 2 bath fully developed home with detached garage, with no rear neighbors will be sure to please. Situated with in walking distance to both Alexander Forbes And New St Patrick's Catholic School, numerous walking/bike paths and conveniently close to Eastlink Center/Coca Cola Center. This home offers open concept between the dining, kitchen, and living room which makes up the main floor. Updated kitchen boasts quartz counter tops and updated flooring. Making our way up a few stairs to the second level which hosts three good sized bedrooms including the master and large bathroom with jet tub. Making our way to the third level you will find a massive family room with another full bathroom. Fourth level has a large bedroom, and finished laundry room. Back yard is south backing allowing natural sun all day long, as well as fully fenced and backs onto greenspace giving you that privacy we all long for. Driveway allows for adequate parking including RV Parking if you wish due to its sheer length/size. And last but certainly not least is the cherry on top is the detached garage! Book your viewing today as this home will please you as soon as you pull up.