

**9305 71 Avenue  
Grande Prairie, Alberta**

**MLS # A2169655**



**\$349,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Ma		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** All appliances, all window coverings, garden shed, gas BBQ

Welcome to your new home in Patterson Place. This 1046 sq/ft bi-level has two bedrooms up & two bedrooms down. A large open fully tiled kitchen providing access to a 2-tiered deck with a natural gas BBQ and a fabulous, fenced back yard with mature vegetation & a firepit. The primary bedroom has a walk-in closet and a 2-piece bathroom. The living room has gorgeous hardwood flooring. Downstairs you will find a nice rumpus room with a gas stove, two additional good-sized bedrooms and a large 3-piece bathroom. Finally, a fully finished & heated 23' x 25' garage to store your vehicles & recreational vehicles.