9762 71 Avenue
Grande Prairie, Alberta

MLS # A2256177

$329,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	936 sq.ft.	**Age:**	1994 (31 yrs old)
Beds:	4	**Baths:**	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	See Remarks	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Fridge, stove, washer, dryer.

Great family home in South Patterson that shows pride of ownership! Located in a desirable family-friendly neighbourhood, this property backs onto and sides an easement, giving you extra space and privacy. Recent updates include new shingles, a high-efficiency furnace, and a hot water tank and laminate flooring upstairs. The home offers a very functional floor plan with generously sized bedrooms, mature landscaping. If you think this could be the right home for your family, don’t delay—call your REALTOR® today!

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