

9322 72 Avenue
Grande Prairie, Alberta

MLS # A2267170



\$359,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,151 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Front, Heated Garage, Paved		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Few Trees, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	13-71-6-W6
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Suspended Ceiling, Vinyl Windows		

Inclusions: Propane Webber BBQ, Compost, Rain Barrel, Dog House

This charming updated 1,151 sq. ft. 5 bed, 2.5 bath home with detached dbl heated garage is perfectly located across from a playground/park, and just minutes from Alexander Forbes and St. Pat's school — an ideal spot for families. The main floor showcases a bright modern kitchen with crisp white cabinetry, butcher block countertops, a full tiled backsplash, high-end appliances, and a new sink with garburator. There's plenty of room for a dinette table, plus convenient access to the back deck for easy indoor-outdoor living. A nearby formal dining area and spacious living room create a welcoming space for family and guests. The primary suite features a remodeled 2-pc ensuite and a large closet, while 2 additional bedrooms and a refreshed 4-pc bath complete the main level. The basement packs potential with 2 more bedrooms, a 3-pc bath w/shower, generously sized rec room and large laundry room with lower cabinetry, and entry to a separate utility area. The flex room serves as a work shop or home office, with storage space beneath the stairs. With the T-bar ceiling, there's easy access to utilities. Enjoy year-round comfort with AIR CONDITIONING and relax outdoors on the composite decks at both the front and back. The fenced yard with rear easement includes a dedicated dog run, fire pit, compost setup, and mature landscaping featuring a crabapple tree and raspberry bushes. A partially finished shed provides additional storage. The massive paved driveway offers ample parking for several vehicles or an RV, and the detached double garage is heated, insulated, and partially boarded — ideal for projects or cold-weather parking. FRESH PAINT, NEWER HIGH-END APPLIANCES and NEW SHINGLES (2022) make this home move-in ready. A truly fantastic find for anyone seeking an updated, family-friendly home

with room to grow in one of Grande Prairie's most welcoming neighborhoods! SELLER TO PROVIDE A \$6K CREDIT TO THE SUPPLIER OF THE BUYER'S CHOICE FOR BASEMENT FLOORING.