

9818 75 Avenue  
Grande Prairie, Alberta

MLS # A2285565



## \$495,000

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,898 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RQ
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** Garage Door Opener

When buying Real Estate the golden rule is LOCATION! And this home has just that! Situated on large lot with easement behind on one of the most desired mature streets in Grande Prairie In South Patterson Subdivision. Home boasts not only character but sheer size with no lack of space inside and outside. Two separate entry ways welcome you with coat closets. Main level is grande , with two living / entertaining rooms, two dining areas, kitchen with adequate cabinet + counter space with window over kitchen sink that allows you to peer into your back yard oasis. Half bathroom and main floor laundry room complete the main floor. Heading up stairs you will find two bedrooms, full bathroom, and the master bedroom that has a walk in closet and full en-suite. Lets make our way to the fully developed basement that hosts wet bar, two bedrooms, living room. Basement also has no lack of storage with two storage rooms + utility room. Attached double car garage is great for our longer winters for inside parking. Back yard is fully fenced and massive, and private with the easement behind. Book your viewing today of this 5 bed 2.5 bath family home it will be sure to please!