

**9724 71 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2173002**



**\$319,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Interlocking Driveway, Parking Pad		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG General Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, washer, dryer, dishwasher

Welcome to Your Fully Developed Home in Patterson! This stunning 4-bedroom, 2-bathroom home offers a perfect blend of modern upgrades and spacious living in one of Grande Prairie's most sought-after neighborhoods. From the moment you step inside, you'll notice the thoughtful upgrades throughout, including an upgraded kitchen featuring stainless steel appliances, granite counter tops a large walk-in closet in the primary bedroom, and a fully finished basement with ample storage space. The beautiful, fenced backyard with a shed provides plenty of room for outdoor activities and relaxation. The home also boasts a large front-facing living room that fills with natural light, creating a warm and welcoming atmosphere. With the fully finished lower level and additional living space on the third floor, this home has room for everyone. Need a Garage ? no problem there is lots of room to build your dream garage here. Located in the family-friendly neighborhood of Patterson, this property is close to parks, schools, and shopping—everything you need is just a short walk away! Don't miss out on this opportunity to own a home that offers both comfort and convenience. Schedule a viewing today!