

**9402 70 Avenue
Grande Prairie, Alberta**

MLS # A2242484



\$339,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,132 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Garden, Irregular Lot, Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: NA

Set on a large corner lot in South Patterson, this home has a thoughtful layout, spacious rooms, and a backyard that's perfect for summer. Inside, you're welcomed by a bright living room with hardwood floors, a large front window, and a wood burning fireplace that adds warmth and character with its floor to ceiling wood surround and solid wood mantel. Whether you're spending quiet evenings by the fire during rainy days or hosting friends, the space feels both comfortable and connected. The kitchen is well laid out with generous counter space, lots of storage, and a large island with a second sink with filter system. A big window over the main sink looks out to the backyard, so you can prep meals while keeping an eye on pets or kids. The dining area flows right off the kitchen and opens to the back deck, making summer barbecues or weekday dinners outside a breeze. The primary bedroom offers two closets and an updated two-piece ensuite with white cabinetry, tiled floors, and a black-and-gold sink with a glass-like finish! The additional upstairs bedroom is especially spacious (it was originally two rooms) and gives you flexibility for a shared room, hobby space, or second family area. The main four-piece bathroom is also updated, with white cabinetry, tiled flooring, and a distinctive sink featuring gold scrollwork and warm amber tones. Downstairs, the large bedroom or family area is ready for movie nights, games, or stretching out on a rainy weekend. The three-piece bathroom on this level is fully updated too, with a walk-in tiled shower, floating toilet, and clean finishes throughout. The backyard is a true standout: beautifully landscaped and fully fenced, with mature trees, a covered deck for shade, and a second deck with a stone barbecue area that's ready for summer gatherings. A storage shed and rear easement add both privacy and function, and

there's plenty of parking thanks to the corner lot. You're also in a well-established neighbourhood close to schools, parks, and Bear Creek trails with quick access to the bike park, beach volleyball courts, dog park, and more. Homes like this don't hit the market often, call your REALTOR® today to book a showing!! updates include : windows 2020, range 2021, new vinyl plank in upstairs bedrooms, furnace is 2010-blower motor replaced 2021 motherboard 2020, shingles 2014 -AND this house has NO SUMP PUMP and copper plumbing.