

**9637 72 Avenue
Grande Prairie, Alberta**

MLS # A2248592



\$424,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,690 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: Shed,

This lovely 4-level split blends timeless character with thoughtful updates, creating a home that feels warm, inviting, and full of personality. Set on a large, maturely landscaped lot with RV parking, a huge driveway, and a double garage, this property offers both comfort and convenience. Step inside to vaulted ceilings that make the living spaces feel bright and airy. The wood-burning stove adds a cozy touch, perfect for gathering on cooler evenings. Original features and charming details run throughout, giving the home its unique appeal. The backyard is a true retreat, featuring a stunning triple-tier deck—ideal for barbecues, morning coffee, or unwinding in the evening—surrounded by mature trees and lush greenery. The front lawn was resodded just last year, while the mature landscaping provides beauty and privacy year-round. Notable updates include shingles replaced in 2020, a hot water tank (approx. 6 years old), water softener, and built-in vacuum system. Located close to schools, on a bus route, and in a family-friendly neighborhood, it's the perfect spot to settle in and make memories. This is more than just a house—it's a home with heart.