

**9717 73 Avenue  
Grande Prairie, Alberta**

**MLS # A2252803**



**\$419,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

This inviting home offers 5 bedrooms and 3 full bathrooms, perfect for a growing family. You'll appreciate the thoughtful upgrades throughout, including a welcoming living room with a cozy fireplace as the centerpiece. Nice open concept to the dining room and kitchen, featuring stainless steel appliances. The layout provides both comfort and functionality, while the double garage adds convenience and storage. A great opportunity to own a well-kept home in desirable South Patterson!