

**9547 74 Avenue
Grande Prairie, Alberta**

MLS # A2290728



\$289,900

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,044 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

Welcome to this well-maintained half duplex in the desirable South Patterson neighbourhood! Situated on a quiet street and conveniently close to a nearby school, this home offers comfortable living in a family-friendly location. The bright main floor features large windows that fill the space with natural light, creating an inviting atmosphere throughout the living area featuring a fireplace. The cozy kitchen boasts white cabinetry and stainless steel appliances overlooking the backyard and offers direct access through the back door to the fully fenced and landscaped yard, perfect for relaxing or entertaining. A convenient half bath completes the main level. Upstairs, you'll find a spacious primary bedroom along with two additional bedrooms and a full 4-piece bathroom, providing plenty of space for family or guests. The basement offers an open secondary living area ideal for a rec room, office, or play space, along with a large storage and laundry room for added practicality. This charming home combines comfort, functionality, and a great location, an excellent opportunity for families, first-time buyers, or investors alike. Book your showing today!