

**9826 75 Avenue  
Grande Prairie, Alberta**

**MLS # A2295292**



**\$480,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Patterson Place                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 1 and Half Storey                                                          |               |                   |
| <b>Size:</b>     | 1,632 sq.ft.                                                               | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                     |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | City Lot, Few Trees, Front Yard, Landscaped, No Back Lane, Rectangular Lot |               |                   |

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

**Inclusions:** GDO, SHED

Beautiful 75th Avenue is offering this storey and a half 1632 sq ft home with lots of character and an amazing very large lot! There is the driveway in front of the garage and another circle driveway. Lots of room for an RV or cars for the children to all park off the street. The massive yard is like having a small acreage in town. You could have a large garden & greenhouse with lots of yard for children to have play center and more yard space to play. Inside this beautiful home the main living space is open concept, with sunken living room for relaxing or entertaining. There is the large dining area & kitchen with stainless appliances, just off the kitchen is a inviting sitting room with a door to the back deck for BBQ season, or easy access to the back yard. The main floor also offers a laundry room, access to garage and 2 piece bathroom. The top floor offers primary bedroom with 3 piece ensuite, also main bathroom, 2 other bedrooms. Another amazing feature is the open area that over looks the entry and living area below. The basement is finished also, lots of storage, family room area that could be a large bedroom, there is a window(not egress window) & bathroom with a shower too. There are 2 updated furnaces, one for main floor and basement, the other for top floor and AC for top floor. Also the shingles are newer. Call to have a look!