

**7619 96 Street**  
**Grande Prairie, Alberta**

**MLS # A2298395**



**\$349,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	Central Vacuum, No Smoking Home		

**Inclusions:** NA

BEAUTIFUL RENOVATION ON HUGE PIE SHAPED LOT IN SOUTH PATTERSON! This home has undergone substantial upgrades over the last several years including a brand new kitchen, new flooring, and much more! Home features 4 beds and 2 full baths and 2/3 great living spaces. Garden Doors off kitchen leads to large deck and huge backyard with mature trees and gorgeous landscaping features, including a chicken coupe! Upstairs features 3 bedrooms, including primary and upgraded full bath with tile flooring and shower surround, granite vanity and custom shelving. 3rd level has cozy rec room with wood burning fireplace with brick surround and 2nd full bath. 4th level features 4th bedroom, large laundry/storage room. This home has A/C and Central Vac. Backs onto City Easement and St. Patrick's School/Playground, w/ RV Parking on side of house with XL Driveway. Great home, Great Reno's, Great neighborhood, Great Yard!