

9449 69 Avenue

Grande Prairie, Alberta

MLS # A2345521



\$339,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,058 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		
Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	na		

Welcome home to this charming 4-bedroom property nestled on a beautifully tree-lined, mature lot that provides exceptional privacy and timeless curb appeal. Designed for comfortable living and flexible entertaining, the interior features two distinct family and living rooms—ideal for setting up a formal conversation area, a cozy media space, or a dedicated playroom. Recent updates bring modern style to the home, highlighted by a tastefully renovated kitchen with refreshed cabinetry and updated flooring running through the main living areas. With four generous bedrooms accommodating family, guests, or home office needs, plus quick possession available, this turn-key home is completely ready for you to move straight in.