

9715 Prairie Road
Grande Prairie, Alberta

MLS # A2346476



\$349,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	902 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions:	na
-------------	----

Beautifully renovated 5-bedroom, 2-bath home in Patterson featuring a bright, modern interior and thoughtful updates throughout. The main floor offers a welcoming layout with hardwood flooring throughout the main living areas, while the updated kitchen showcases quartz countertops, stainless steel appliances including a gas stove, and elegant French doors leading to the backyard. Upstairs, you'll find two bedrooms, including a spacious primary bedroom. The basement offers additional living space, including two bedrooms with a bedroom with a built-in vanity. Enjoy peace of mind with numerous updates, including improvements to the plumbing and electrical systems. Outside, the mature south-facing yard provides plenty of natural light and features two sheds for convenient storage. Ideally located close to schools and Dave Barr Arena, this move-in-ready home combines modern style, functionality, and an excellent location.