ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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7214 97 Street
Grande Prairie, Alberta

MLS # A2349072

$479,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,817 sq.ft.	**Age:**	1982 (44 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Treed		

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

Inclusions: Shed, Play house, Play center

This 4 bed 3 1/2 bath home is located in a very desirable cul-de-sac in South Patterson. The mature yard is landscaped and fenced. There is room for RV parking on the large driveway. On the main floor there is a spacious formal dining / family room, dining area, kitchen with an abundance of cabinet space, a family room with wood burning fireplace and 2 piece bath off of the heated garage entrance. Upstairs there are 3 bedrooms with an ensuite in the primary suite, a full bath and laundry area. The basement offers a full bath, rec room and bedroom. Schools and parks are walking distance away. Set up your showing today.

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