ROBERT HART MOORE
GRASSROOTS REALTY GROUP

780-897-4170
robert@grassrootsrealtygroup.ca

9821 76A Avenue
Grande Prairie, Alberta

MLS # A2351567

$475,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,812 sq.ft.	**Age:**	1975 (51 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	**Water:**	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle, Tar/Gravel	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Double Vanity, Storage, Vinyl Windows		

Inclusions: Sink in Garage, TV c/w mount in 2nd floor living room, Blinds, Shed x 2,

Welcome to this beautifully maintained 5-level split in the established neighbourhood of Patterson Place, situated directly across from Dalen Park! Offering 4 bedrooms, 2.5 bathrooms, and 1,812 sq. ft. above grade, this home has been exceptionally well cared for and offers a unique layout with plenty of room for the whole family. One of the standout features of this property is the incredible amount of parking! With a spacious driveway, dedicated RV parking, and 24' x 24' heated attached garage, there's no shortage of space for vehicles, toys, and hobbies. Inside, you're welcomed by a bright entryway leading into a comfortable living room with a wood-burning fireplace, a main-floor bedroom that would also make an excellent home office, and a convenient half bath with laundry. The next level features a spacious kitchen with updated stainless steel appliances, dining room, and a second inviting living room with another wood-burning fireplace. Upstairs, you'll find three generously sized bedrooms, including the primary suite with a beautifully renovated 3 pc ensuite featuring a tiled shower, along with an additional renovated full 4 pc bathroom. The fourth level offers even more living space with a large family room, charming bar, fresh paint and new flooring. The fifth level provides an abundance of storage space, something you can never have too much of! Additional features and updates include triple-pane windows, two NEW high-efficiency furnaces (2025), hot water tank (2025), and an updated flat roof (2025). Outside, enjoy a beautifully landscaped and fenced backyard with mature trees, fire pit, 2 sheds and a spacious patio. Directly across the street, Dalen Park offers an expansive green space, and playground, making this an ideal location to enjoy year-round outdoor activities. With its generous living spaces, extensive parking, important mechanical updates,

and fantastic location, this is a home that offers so much more than meets the eye! Call today for your private tour!

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