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admin@keyz.ca

9748 71 Avenue
Grande Prairie, Alberta

MLS # A2342073



\$364,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,115 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wet Bar		

Inclusions: N/A

Well cared for, immediate possession, and a professional pre-inspection already completed with an excellent report. Located in South Patterson, close to schools, parks, shopping, and dining. The bright main floor offers a large living and dining area with plenty of natural light. The kitchen has ample cupboard and counter space, a pantry, and a door opening onto the side deck — ideal for morning coffee or entertaining. Three bedrooms and a full bathroom complete the main level, with the primary bedroom offering direct access to the bathroom. The fully finished basement adds a huge family room, an updated 3-piece bathroom, a spacious bedroom, and generous storage. A wet bar with sink, cabinets, fridge, and room for a stove makes this a natural spot for hosting or a comfortable setup for a second household member. Outside, the fenced backyard backs onto an easement, with mature trees for added privacy. Recent improvements include newer vinyl plank flooring in the entrance and kitchen, newer shingles, fresh paint in some areas, and newer kitchen appliances. A functional floor plan, finished basement, and numerous updates in a desirable location.