



**9372 71 Avenue , Grande Prairie, Alberta - \$389,900**



Main Photo

## Property Description

Spacious 6 bedroom, 3 bathroom home in South Patterson with plenty of updates and features to enjoy! The furnace and A/C were replaced in 2021, and the shingles were done in 2018. The garage has been transformed into a man cave with in-floor heat perfect for hobbies or entertaining. Inside, you'll find vaulted ceilings, a corner pantry, an island, and stainless steel appliances in the kitchen. The primary bedroom includes a walk-in closet, and ensuite. There are some new windows and updated light fixtures throughout. The basement offers a large rec room, three additional bedrooms, and a full bathroom—ideal for family or guests. Outside, the home boasts a 2-tier deck with a partially covered upper deck, a natural gas line for your BBQ, and a large driveway that can accommodate an RV. A 50-gallon hot water tank ensures comfort and convenience. Located close to schools and amenities, this home combines updates, space, and functionality in a desirable location!! Book your showing today!



## REALTOR Referral

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*Courtesy Of: Sutton Group Grande Prairie Professionals*



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