

**7622 97A Street**  
**Grande Prairie, Alberta**

**MLS # A2165263**



**\$329,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Fridge, Stove, Washer/Dryer, AC unit.

A rare opportunity presents itself. Charming updated bi-level in a quiet family friendly neighbourhood has come available. This home is located within walking distance of two schools, Alexander Forbes & St. Patricks Catholic, also walking distance to child care, playgrounds, soccer fields, and Dave Barr arena. This home features many key updates and improvements. The fully developed 5 Bedroom 2 bathroom Home comes with new windows, french patio doors, high efficient furnace and hot water tank. The kitchen has been previously renovated with newer cupboards, sink, appliances, and countertops. The Updated main bath with tiled floor & shower is a welcoming addition. Other recent updates include newer chain link fence and concrete driveway all the way back to the double garage. Garage is wired with 220 plug ,insulated and heated ready for your fall/ winter projects. Enclosed storage under the deck, firepit, and garden area complete the backyard. This could be your new home.