

**9333 73 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2178411**



**\$329,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Oversized, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** N/A

Attention first time home buyers or investors! Welcome to this fantastic 5 bedroom bungalow with a suite! Located in desirable South Patterson walking distance to Dave Barr and 2 other schools this home has a massive parking pad for multiple vehicles AND RV PARKING a large private back yard. Inside features open concept living/dining kitchen. Also on the main floor is a large primary with ensuite as well as 2 more bedrooms and a full bath. Downstairs you will find a separate suite with two more good size bedrooms, the kitchen and living room. Both upstairs and downstairs has their own laundry. Situated on a large private lot this home is perfect For an investment property or to live upstairs and have a Mortgage helper, Downstairs! Call your favourite Realtor to view!