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9945 69 Avenue Grande Prairie, Alberta

MLS # A2213239



\$379,900

Division:	South Patterson Place					
Type:	Residential/House					
Style:	4 Level Split					
Size:	1,512 sq.ft.	Age:	1980 (45 yrs old)			
Beds:	4	Baths:	2 full / 1 half			
Garage:	Double Garage Attached					
Lot Size:	0.20 Acre					
Lot Feat:	City Lot, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lo					

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Laminate Counters, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Shed, Air Hockey Table, Hot Tub + Cover, Existing Blinds

This incredibly spacious and extensively upgraded home is located in the peaceful and highly sought-after neighbourhood of South Patterson, right at the edge of the loop. From the moment you arrive, you'll appreciate the oversized driveway leading to a 24x30 insulated and boarded garage, along with RV parking and a beautifully landscaped pie-shaped lot surrounded by an 8' privacy fence. Step inside to a bright, open-concept main level that's been completely reimagined—engineer- and city-permitted renovations removed walls to create an expansive flow, and the kitchen has been moved to the left side, opening up the entire space. The result is a stunning great room featuring new kitchen flooring, black double sink, new countertops, Samsung fridge and dishwasher, and a Hamilton Beach microwave—all tied together by fresh 2024 paint throughout. The welcoming front entry includes tiled flooring and a double coat closet, while the large living room is filled with natural light from three tall windows. A generous dining area makes entertaining a breeze. Upstairs you'll find three well-sized bedrooms and a full bathroom, including a massive primary bedroom with its own two-piece ensuite, walk-in closet, and second closet. The third level offers a spacious rec room with patio doors, a full bathroom with laundry, and a fourth bedroom. The fourth level is fully developed with another large recreation space, an office, and potential for a fifth bedroom thanks to a proper window. Storage is no issue, with ample space under the third level including a mechanical room, cold room, and electrical panel access. Additional upgrades include triple-pane windows (everywhere but the basement), 2023 furnace cold air intake, AC-ready furnace, upgraded attic insulation, spray foam in upper ceilings, and an upgraded electrical panel.

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