



GRASSROOTS
REALTY GROUP

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9520 79 Avenue
Grande Prairie, Alberta

MLS # A2214668



\$264,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	910 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Lots of upgrades in this little home in a super location —steps from two schools and close to recreation facilities. The back bedroom features direct access to the spacious rear deck, perfect for enjoying the fenced backyard. Key updates include a newer water heater and shingles (2023). The fully developed basement includes a 3 pc bath, family room, and large room currently used as a bedroom. The main floor is finished with laminate flooring that could use some updating, giving you the opportunity to add your own touch. A generous driveway provides plenty of parking space. Listing agent is related to the seller. Call today for a private showing!