



GRASSROOTS
REALTY GROUP

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**9819 Prairie Road
Grande Prairie, Alberta**

MLS # A2219565



\$359,990

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: Shed

This beautifully updated bungalow in Patterson offers the perfect blend of charm, space, and modern finishes. The main level features a bright, open concept layout with the kitchen, dining, and living areas seamlessly connected after walls were opened up, creating a more spacious and functional flow. You'll love the updated flooring, fresh paint, and light, modern colour scheme that gives the home a bright and welcoming feel throughout. The kitchen offers plenty of cabinet and counter space, updated countertops, and stainless steel appliances, while the living room is anchored by a cozy wood burning fireplace. There are three bedrooms on the main floor, including a primary suite with a private half bath, and a fully renovated main bathroom with stylish modern touches. The fully developed basement is perfect for entertaining, with a massive rec room featuring a second wood fireplace, a wet bar, a fourth bedroom, and a full bathroom—ideal for guests or older children. One of the standout features of this property is the humongous south facing backyard, which gets sun all day and still offers tons of space thanks to the 22x26 detached heated garage being positioned at the back of the property. The backyard also includes a cement patio and firepit area, mature trees and shrubs, and ample room for kids to play. The ridiculously long driveway offers tons of parking, space for an RV, and even a safe spot for kids to ride bikes or play. Located within walking distance to two schools and the Dave Barr Arena, this well maintained home has been lovingly upgraded over the years and offers fantastic value in a family friendly neighbourhood. Don't miss your chance to own this great home at a great price!