



**GRASSROOTS**  
REALTY GROUP

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9662 83 Avenue  
Grande Prairie, Alberta

MLS # A2224217



**\$349,900**

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,208 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, See Remarks		

Heating:	Fireplace(s), Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Wood Siding
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: N/A

UPDATED BUNGALOW IN PATTERSON PLACE WITH 2 PRIMARY BEDROOMS! ENJOY THE PRIVATE, ESTABLISHED, LARGE YARD IN THIS MATURE FAMILY NEIGHBORHOOD. THIS 3-BATH, 4 BEDROOM HOME WITH ATTACHED SINGLE CAR GARAGE HAS MANY UPDATES WHILE MAINTAINING ITS ORIGINAL CHARACTER AND CHARM. THE STYLE OF THE BUNGALOW IS PERFECT FOR FAMILY LIFE, HOWEVER ALSO SERVES OTHER LIFESTYLES WITH THE 2 PRIMARY BEDROOMS AND FULLY FINISHED BASEMENT. IN ADDITION, IT IS CLOSE TO SCHOOLS AND SEVERAL AMENITIES.