



GRASSROOTS
REALTY GROUP

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9627 77 Avenue
Grande Prairie, Alberta

MLS # A2227304



\$379,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,135 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:	Landscaped		

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

Inclusions: Refrigerator x2, Stove x2, Dishwasher, Microwave x2, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

This beautifully renovated bungalow in Patterson Place offers style, function, and income potential with a non-conforming basement suite and extensive upgrades inside and out. Exterior improvements include new eavestroughs and front lighting (2024), with the roof replaced approximately 9 years ago. Inside, you'll find a host of modern updates including a Google Nest thermostat and doorbell (2021), upgraded light switches, plug-ins, and fixtures (2021), new baseboards and trim (2025), and updated carbon monoxide and smoke detectors on both levels (2025). The electrical panel, meter, and meter box were all replaced in 2025, and the home also features fresh paint and new flooring throughout. Step inside and be welcomed by a cozy living room featuring a gas fireplace, perfect for relaxing evenings. The adjoining dining area flows seamlessly into the kitchen, which offers lovely views of the backyard. The spacious primary bedroom includes private access to the back deck and a convenient 2-piece ensuite. Two additional good-sized bedrooms and a full main bathroom complete the main floor, offering both comfort and functionality for family living. Laundry is located in the basement with a new washer and dryer (2025). The fully developed basement (2025) offers a new kitchen with stainless steel appliances, pantry, and dining area. The spacious living room features a gas fireplace and connects with a bedroom, full bathroom and large storage room. Enjoy legal-size egress windows (replaced 2024). Furnace was replaced in 2009. Your fully fenced and landscaped backyard hosts a deck, lower patio, mature trees and a cute tree house. The insulated garage is heated with an electric unit and is plumbed for gas. A move-in ready opportunity with major updates already done for you! Book your showing today!

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