



GRASSROOTS
REALTY GROUP

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9845 Prairie Road
Grande Prairie, Alberta

MLS # A2255388



\$354,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,207 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Irregular Lot, Landscaped, Low Maintenance Landscape,		

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

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW COVERINGS

Beautifully updated bungalow in the highly desirable Patterson neighborhood, complete with a massive heated detached garage! This charming home offers 3 bedrooms and 1 bathroom, with direct ensuite-style access from the primary bedroom. Numerous major upgrades have been completed, including new shingles, windows, furnace, hot water tank, and upgraded ceiling insulation to R-44. The kitchen is a dream with its full tile backsplash, stainless steel appliances, and a chef's island—perfect for cooking and entertaining. The spacious living room is filled with natural light and features a cozy wood-burning fireplace. Downstairs, you'll find a large rec area, an additional bedroom, and a half bath with plumbing already in place for a shower or tub. Outside, the property shines with a long driveway leading to a 25x24 heated garage and a private, low-maintenance backyard. Don't miss the opportunity to make this impressive home yours—book your showing today!