



GRASSROOTS
REALTY GROUP

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9513 77 Avenue
Grande Prairie, Alberta

MLS # A2259080



\$409,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,236 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Shed

Take a look at this well-maintained fully developed 4-bedroom, 3-bathroom Bungalow design that is perfectly situated in a lovely private neighborhood in Patterson area. This family home offers an open-concept design with wide hallways for easy movement and accessibility. Some highlights of this property: Easy-care flooring in the main areas with wide hallways, lovely oak kitchen with upgraded quartz countertops and newer stainless appliances; Side access door conveniently leads to the backyard or could provide private basement access. The living room features a wood burning fireplace. The main floor has the master suite with a 2 pc. ensuite and 2 additional bedrooms. There is a good size dining area just between the kitchen and living room. The spacious fully finished basement features a gas fireplace and a large open area perfect for games area or theatre style TV. There is also a bar area and a very large 4th bedroom with a 3 pc. bathroom, laundry room and good storage. Over the last 5 years there have been new shingles, new siding, some new windows. Whether you're looking for comfortable family living or a peaceful place to retire, this home checks all the boxes. This is a must to see in person!!