



GRASSROOTS
REALTY GROUP

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9819 79 Avenue
Grande Prairie, Alberta

MLS # A2259191



\$344,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	866 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan

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

Inclusions: n/a

This adorable home in Patterson Place is exactly what your family is looking for! Sitting on a large lot, you have a spacious backyard as well as a 78 foot driveway leading up to your single garage - perfect for storing your holiday trailer throughout the winter. Inside you will find two bedrooms and a bathroom upstairs, tucked away from the open concept kitchen and living area. With bright windows and contrasting cabinetry, the kitchen has a very modern vibe while still being warm and inviting. Right off the dining room is your beautiful back deck, complete with a privacy wall, built-in bench seating and slat pergola. Downstairs you will find an additional bedroom, office and bathroom, as well as a large living area. Book your showing in today with your trusted Realtor!