



**9506 77 Avenue  
Grande Prairie, Alberta**

**MLS # A2297384**



**\$429,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Bar, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s), Vinyl Windows		

**Inclusions:** None

Welcome Home! This spacious open concept home in South Patterson will have you putting down roots before you know it. Located on a quiet side street, a block from St. Patrick's school, this home offers something for all of your family. The main level is open concept with a large living and dining room area and a kitchen that looks out over these areas. The kitchen offers an abundance of cabinets and counters to satisfy the most discerning cook! What I love is the direct access to the rear deck, a large open butler pantry right off the kitchen and the view of the rear yard with its most amazing mature trees. Upstairs there is a master bedroom, large enough to accommodate a king-size bed along with its own three-piece ensuite. Two more generously sized bedrooms and a four-piece bath complete with a jacuzzi tub complete this level. The third level has been developed with a cozy family room with fireplace and large wet bar, along with the fourth bedroom and a three-piece bath. The fourth level has been finished with a super-sized laundry room and an open bonus area that could be used for one's hobbies, office, storage or more. If you think you still need more storage, there is always more room with the crawl space that runs under the 3rd level, plus the storage room leading to this area. The attached double garage is project ready with oodles of cabinets and an oversized workbench. The new owner is sure to enjoy the new two-tier deck that is surrounded by mature trees. A greenhouse and shed complete the rear yard. This home has been well maintained and is ready to welcome a new family. Immediate possession is available. Call today to book your viewing before this one is gone. NB: some photos have been virtually staged to show possible placement of decor.