



**GRASSROOTS**

REALTY GROUP

1-833-GPROOTS (477-6687)  
aloha@grassrootsrealty.ca

**9854 Prairie Road  
Grande Prairie, Alberta**

**MLS # GP213748**



**\$284,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	1975 (45 yrs old)
<b>Beds:</b>	2 up / 1 down	<b>Baths:</b>	2
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Double		
<b>Driveway:</b>	Paved		

**Heating:** Natural Gas

**Floors:** Carpet, Hardwood, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl

**Land:** Landscaped

**Features:** Countertop(s)-Quartz, Non-Smoking Home

**Water:** -

**Sewer:** Municipal

**Taxes:** \$ 3,243

**Condo Fee:** -

**Lot Fee:** -

**Maintenance Fee:** -

**Inclusions:** Stove, washer, dryer, dishwasher, all window coverings & garage door control. Furniture & other items negotiable.

A must see bungalow located in the mature Patterson subdivision. This charming home features 3 beds & 2 full bathrooms, 2 living room spaces plus and extra room for an office or gym etc. With a fully developed basement, this home is sure to please being both affordable & in excellent condition. Enjoy the large fully landscaped backyard with a covered patio, sunken fire pit & fenced dog run. The driveway is extra long and the garage is fully insulated and double wide. This mature neighbourhood is located close to all the amenities! This must see home won't last long! Call your friendly Realtor&reg; to view today.