



**9634 83 Avenue
Grande Prairie, Alberta**

MLS # A2134106



\$271,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	919 sq.ft.	Age:	1976 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	No Neighbours Behind, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Kitchen Island		

Inclusions: Fridge and stove in basement, wardrobe in basement bedroom, moveable kitchen island

This charming 5 bedroom bi-level home in Patterson Place is the perfect home for first time buyers or a family in need of a mother-in-law suite. The main floor features 3 bedrooms, 1 bathroom, and a spacious open concept kitchen, living room, and dining area with crown moldings. The lower floor features new vinyl flooring, 2 bedrooms, a shared laundry area, 4 piece bathroom, family room and kitchen. Recent updates includes new flooring on the main floor (kitchen, dining room, living room, hall, and 2 bedrooms), basement family room and 2 bedrooms have new vinyl flooring, a new hot water tank and fresh paint. The kitchen boasts plenty of cupboards, a moveable center island, and quartz countertops. Enjoy the deck, fully fenced yard, firepit area, and mature trees. Two sheds, including a large wired one, provide ample storage space. Conveniently located near Schools, Dave Barr Arena, Patterson Place Shopping Mall, Coffee Shops, Safeway, Convenience Stores, and a walking path right out behind the backyard. Don't miss out on this family-friendly home!