



**GRASSROOTS**  
REALTY GROUP

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9903 81 Avenue  
Grande Prairie, Alberta

MLS # A2138174



**\$349,900**

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,190 sq.ft.	Age:	1974 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Veneer	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Crown Molding, Double Vanity, Natural Woodwork, Open Floorplan, Separate Entrance		

Inclusions: N/A

Tucked away on a quiet street in Patterson sits this beautiful bungalow that has been renovated top to bottom. The moment you walk into the wide open concept main floor you will be charmed by all the custom details, woodwork, moundings, custom doors, stunning fireplace, built ins and charm in every square inch. With a new kitchen, bathrooms, paint, flooring and trim throughout that has all been carefully curated and executed by a team of professionals and no expense was spared on style! Included in all the finishing work done the big ticket items has also been replaced including SHINGLES, SOFITS, FACIA, EAVES, SIDING, WINDOWS and FRONT COVERED DECK. The furnace is newer and the HWT is just a few years old. on the main floor you will find 3 beautiful bedrooms and a large bathroom with double vanities and primary access. The basement has been completely redone with a family room including a cozy wood stove, a huge bedroom, beautiful new bathroom, laundry and a large storage room that could easily be converted back to a 5th bedroom! Walking out your south facing back door into a lovely private yard perfect for entertaining. This desirable south side location is close to amenities and great schools and shopping. A wonderful place to call HOME SWEET HOME!