



**GRASSROOTS**  
REALTY GROUP

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9851 80 Avenue  
Grande Prairie, Alberta

MLS # A2144301



**\$307,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Lawn, Low Maintenance Landscape, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to this charming 5 bedroom, 2 bathroom bungalow nestled on a tranquil street in Patterson. The main level boasts a spacious layout with three bedrooms, one bathroom, and a large, inviting family room. The open concept kitchen and dining area are bathed in natural light, creating a warm and welcoming atmosphere. Downstairs, you'll find a cozy second family room perfect for relaxing or entertaining, along with two additional bedrooms, a full bathroom, and a convenient laundry area. This home is set on a generously sized lot with mature trees, providing a serene outdoor space for your enjoyment. With its blend of comfort, space, and charm, this bungalow offers the perfect setting for family living. Don't miss the opportunity to make it yours!