



9410 80 Avenue
Grande Prairie, Alberta

MLS # A2160031



\$334,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	921 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Greenbelt, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: None

This newly renovated bungalow in a quiet crescent close to 2 schools, grocery store, restaurants and pharmacy is sure to please. The home was taken back to the interior studs during the refurbishing process and provides a bright, pleasing and current open floor plan on main level with new kitchen, c/w quartz counter tops, new ss LG appliances, electric modern fireplace, new vinyl plank flooring throughout, matching wood accents, all new interior/exterior doors, handles, and LED lighting throughout. Both bathrooms have been completely refurbished with new matching fixtures, tile, and stone vanities. Four generous bedrooms make this an ideal family home. The basement is also fully developed providing a combined approximately 1800 sq ft of livable space. In addition to the visible new interior features, the home also has new shingled roof, new high efficiency furnace, some new siding, new bbq martini deck and newly seeded lawn and landscaping. An enormous amount of work and care has gone into this newly refurbished home and you are sure to notice and appreciate the upgrades upon viewing.