



**9614 77 Avenue
Grande Prairie, Alberta**

MLS # A2174318



\$340,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	877 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage, Off Street, Pa		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Undergr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, microwave, washer & dryer

Welcome to the perfect family home, designed with space and comfort for everyone. Recently upgraded, this home offers a bright layout with fresh paint, recessed LED lighting, in-ground irrigation and modern features throughout. The detached heated double garage provides ample room for storage, hobbies, or even a home workshop, giving everyone their own space to work or play. With 4 beds + flex room, a fully finished basement, and 2 bathrooms - you'll be sure to have all your bases covered! The true highlight? Step through the backyard gate and into a school playground, turning your backyard into an extension of your children's play area. Watch them enjoy the outdoors safely while you relax or keep an eye on them from the kitchen. With plenty of room for both work and play, this home is tailor-made for families looking to settle into a space that grows with them.