



9409 79 Avenue
Grande Prairie, Alberta

MLS # A2197479



\$375,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Heated Garage, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks		

Inclusions: fridge, stove, washer, dryer, dishwasher, microwave rangehood, wine fridge, garage cabinets, GDO and 2 remotes, garage heater, blinds, curtain rods

Charming Updated Bungalow with Detached Heated Garage! Welcome to this lovely 3+1 bedroom, 2 bath bungalow featuring loads of updates and a fully developed basement! Step inside to find new laminate flooring throughout the main floor, a nice-sized living room open to the well-appointed kitchen with a pantry, stainless appliances and tile flooring. The main floor offers three comfortable bedrooms and a 4-piece bath, while the finished basement boasts a spacious family room with a beautiful feature wall with an electric fireplace, a large bedroom with a walk-in closet, an office, a 3-piece bath, and a laundry room with a sink. Outside, enjoy a fully fenced yard and a detached garage with an electric heater and mezzanine storage. Brand new shingles on the house! Other major updates including windows, doors, siding, and insulation, have been completed by the previous owner. This home is move-in ready and waiting for you! Don't miss out—book your showing today!