

**9513 77 Avenue  
Grande Prairie, Alberta**

**MLS # A2259080**



**\$419,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Patterson Place   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,236 sq.ft.  | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Landscaped  |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Tile, Vinyl                                    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt 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>   | Open Floorplan, Quartz Counters, Vinyl Windows |                   |    |

**Inclusions:** Shed

Welcome to this fully developed 4-bedroom, 3-bathroom Bungalow, perfectly situated in a lovely private neighborhood in Patterson area. This well-maintained home offers an open-concept design with wide hallways for easy movement and accessibility. Some highlights of this property: No carpet &ndash; easy-care flooring throughout; lovely oak kitchen with upgraded quartz countertops and newer stainless appliances; Side door with convenient access to the backyard. The living room features a wood burning fireplace. The main floor has the master suite with a 2 pc. ensuite and 2 additional bedrooms. There is a good size dining area just between the kitchen and living room. The spacious fully finished basement features a gas fireplace and with the large open area is the perfect recreation area for games or theatre style TV. There is also a bar area and a very large 4th bedroom as well as a 3 pc. bathroom, laundry room and several storage spaces. Over the last 5 years there have been new shingles, new siding, some new windows. Whether you're looking for comfortable family living or a peaceful place to retire, this home checks all the boxes.