

**9513 77 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2259080**



**\$409,000**

<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>	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

Take a look at this well-maintained fully developed 4-bedroom, 3-bathroom Bungalow design that is perfectly situated in a lovely private neighborhood in Patterson area. This family home offers an open-concept design with wide hallways for easy movement and accessibility. Some highlights of this property: Easy-care flooring in the main areas with wide hallways, lovely oak kitchen with upgraded quartz countertops and newer stainless appliances; Side access door conveniently leads to the backyard or could provide private basement access. 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 a large open area perfect for games area or theatre style TV. There is also a bar area and a very large 4th bedroom with a 3 pc. bathroom, laundry room and good storage. 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. This is a must to see in person!!