

9864 79 Avenue  
Grande Prairie, Alberta

MLS # A2243368



## \$374,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Patterson Place                    |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bi-Level                           |               |                   |
| <b>Size:</b>     | 826 sq.ft.                         | <b>Age:</b>   | 1974 (51 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached             |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, See Remarks |               |                   |

|                    |                   |                   |    |
|--------------------|-------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Tile, Vinyl Plank | <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>   | See Remarks       |                   |    |

**Inclusions:** A/C, Shed

Fantastic, updated bilevel with AC and detached garage nestled on a quiet street just two houses away from a park/playground! This home has had very nice improvements over the past 10-14 years including siding, shingles, eavestroughs, doors, windows, bathrooms, flooring, large deck, and more! The main floor features a large front living room, a spacious dining area with garden/patio doors to deck, and a great kitchen with espresso cabinets, large window at the sink, tile backsplash, stainless appliances. There are also 2 bedrooms and an updated 4pc bathroom on the main floor. The basement has a family/tv room, rec room, laundry room with built in cabinetry, as well as a bedroom with walk in closet and a bathroom with large glass/tile shower and an extra vanity and built in storage! Very nice back yard is mostly fenced and has a fire pit and shed. The garage has concrete floor, is insulated, drywalled and has a propane heater (currently disconnected). Tenant did not want interior photos posted, so hurry and book a showing with your agent before it's SOLD!!!