

**9832 81 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2159448**



**\$299,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Shed, Dog House

**\*\* SELLERS MOTIVATED - IMMEDIATE POSSESSION \*\*** Big Beautiful Bungalow For An Affordable Price - Nestled in a quiet key hole of the mature neighbourhood of Patterson Place. There is plenty of parking out front with 2 car garage, double concrete driveway and gravel RV pad. A grand entrance with front cement patio area and pergola for additional shade. The spacious entrance way with big coat closet around the corner. A huge u-shaped kitchen with gleaming white cabinets, tile backsplash and tons of counter space. A generous sized dining area that has patio doors to the back deck. A large living room showcasing brick fireplace and wonderful windows overlooking the backyard. Three bedrooms upstairs including the massive master bedroom that features two closets and its own half ensuite. The other 2 bedrooms are across the hall which is ideal for families. The main bathroom is also quite modern like the other upgrades being light and bright. Basement is fully developed with an enormous rec area that features another brick wood fireplace. There is also a bedroom, den and full bathroom that has been renovated with a stunning tile shower. Besides many cosmetic upgrades the important items been addressed as well such as newer furnace, windows and lots of life left in the shingles. As you step out on to the back deck you'll appreciate the overall size, fully fenced with gates, completely private with mature trees, matching shed, corner fire pit area and gate to the rear easement. Along the side is additional yard that has an extra entrance to the garage. Bungalows are hard to come by, especially with all these upgrades. It is priced to sell!