

9520 79 Avenue  
Grande Prairie, Alberta

MLS # A2214668



**\$264,000**

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | Patterson Place             |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | Bungalow                    |               |                   |
| <b>Size:</b>     | 910 sq.ft.                  | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 4                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Gravel Driveway, Off Street |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                   |               |                   |
| <b>Lot Feat:</b> | Landscaped                  |               |                   |

|                    |                  |                   |    |
|--------------------|------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate | <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:** N/A

Lots of upgrades in this little home in a super location &mdash;steps from two schools and close to recreation facilities. The back bedroom features direct access to the spacious rear deck, perfect for enjoying the fenced backyard. Key updates include a newer water heater and shingles (2023). The fully developed basement includes a 3 pc bath, family room, and large room currently used as a bedroom. The main floor is finished with laminate flooring that could use some updating, giving you the opportunity to add your own touch. A generous driveway provides plenty of parking space. Listing agent is related to the seller. Call today for a private showing!