

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!