



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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9520 79 Avenue  
Grande Prairie, Alberta

MLS # A2214668



**\$264,000**

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!