



DON'T GAMBLE WITH YOUR HOME.

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9864 79 Avenue
Grande Prairie, Alberta

MLS # A2243368



\$374,900

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

Heating:	Forced Air
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

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!!!