



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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**9832 81 Avenue  
Grande Prairie, Alberta**

**MLS # A2259224**



**\$315,000**

**Division:** Patterson Place

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,204 sq.ft. **Age:** 1973 (53 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Concrete Driveway, Double Garage Attached

**Lot Size:** 0.14 Acre

**Lot Feat:** Back Yard, Front Yard, Irregular Lot, Landscaped

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		
<b>Inclusions:</b>	NA		

3 bed 2.5 bath bungalow with garage in Patterson! Lots of updates to this property. The main floor has been updated to include a fully renovated kitchen with modern appliances. Cozy living room features an exposed brick fireplace and great natural lighting. With no carpet, this home is easy to maintain. Primary bedroom has a 1/2 bath ensuite and large closet. 2 other bedrooms on the main level plus a full renovated 4 piece bathroom. Mostly finished basement adds a lot of extra living space. There's a second fireplace and another fully renovated 3 piece bathroom. Back yard is fully fenced with a shed for extra storage and built in firepit area. A double garage offers extra storage space for tools and equipment. Newer furnace and some window updates. House and garage shingles have both been replaced in the last year. Sellers are motivated to sell.