ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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9928 80 Avenue
Grande Prairie, Alberta

MLS # A2291387

$366,800

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,112 sq.ft.	**Age:**	1974 (52 yrs old)
Beds:	4	**Baths:**	2
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge in Basement, Freezer in Basement

Charming bungalow with Pride of Ownership!!! A Home that is ideally located across from a park and close to schools, recreation centres, shopping, dining, and has had many current UPDATES. Over the years, numerous updates have been completed, including windows, shingles, fencing, furnace, siding, flooring, and bathrooms—providing peace of mind for years to come. The main floor offers a spacious kitchen with a dedicated dining area, perfect for everyday living and entertaining. The bright living room features large windows that provide an abundance of natural light. The primary bedroom has had the former ensuite thoughtfully converted into a convenient second laundry room. Two additional bedrooms and a full bathroom with a tiled shower complete the main level. The fully developed basement showcases vinyl plank flooring throughout and includes a generous family room, an additional bedroom, a 3-piece bathroom, a separate laundry room, and a dedicated storage area—providing plenty of functional space for the whole family. Step outside to enjoy the large, fenced backyard with mature trees, offering privacy and room to relax or play. A single detached garage adds everyday convenience.

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