

**9622 77 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2303809**



**\$365,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	961 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Gravel Driveway, Outside, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Jetted Tub, See Remarks		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer

This wonderful, well-maintained, bi-level home is located on a quiet loop with a large, fenced backyard that also backs onto a huge school yard & greenspace! Fantastic for families of all shapes and sizes. 4 bedrooms with 2 up and 2 down. Lovely hardwood flooring extends through the majority of the upper level. Lots of updates include the kitchen with tons of white cabinets, vinyl plank flooring and very convenient pass-through opening to the living room. Primary bedroom is just massive for your king sized furniture and there are 2 sets of closets for all your clothes and accessories. Down the hallway is the main revamped bathroom with jetted tub & storage area, second bedroom and hall closet. Downstairs is bright and inviting having a kitchenette with dishwasher, mini fridge, & sink to help eliminate those snack cravings. Great asset for longer term guests or maybe ravenous teenagers. There is also a very handsome bathroom, another bedroom, and a couple flexible rooms that could be used either as a family room or oversized bedroom with the other making a superb office space. There's even access from the downstairs huge utility/laundry/storage room to the backyard. Outside, summer beckons you out to the ginormous back deck with ample space to play, entertain, BBQ and soak up the sun on. Aluminum railing and glass panels provide not only unobscured views but also provide wind protection. Hot tub has its own glass surround & roof. Spring has finally sprung! The backyard also has underground sprinkler system, greenhouse and garden boxes to plant your flowers & veggies in. The front yard also has the sprinkler system for watering the flower beds! The home features also include the valuable benefits of newer shingles & windows. Awesome southside G.P. location and quick possession is possible. Take the 3D Tour and don't delay - contact a

REALTOR®; today for more info or to view!