

9822 80 Avenue
Grande Prairie, Alberta

MLS # A2339292



\$389,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,032 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Open Floorplan, Wood Counters

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

Inclusions: Shed, hot tub (as is)

Welcome to 9822 80 Avenue, a completely renovated, move-in-ready home where the work has already been done for you. Renovated top to bottom in 2020, this home offers over 1,000 sq. ft. of beautiful, bright updated living space, plus a fully finished basement. The main floor features a large open-concept kitchen with stainless steel appliances, plenty of cabinetry and room to gather. There are two bedrooms upstairs, including a spacious primary bedroom with a convenient 2-piece ensuite, plus a beautifully updated 4-piece main bathroom with a tiled tub surround. Newer windows throughout (2020) bring in plenty of natural light. Downstairs offers even more space with a large laundry room featuring ample storage & butcher block countertops for folding, a comfortable family room, two additional bedrooms and a 3-piece bathroom with a tiled shower. (Updates include new electrical & pot lights (2020), hot water tank (2020), shingles (2020), & new furnace & A/C (2022). Hot tub in back yard - There's truly nothing left to do but move in and enjoy. Outside, the 16' x 20' powered shed is a fantastic bonus, complete with lighting and plugs, making it ideal for a workshop, hobbies, and extra storage. A turn-key home with thoughtful updates, functional space & TURN KEY ready for the next family! Book your private viewing today!