

9510 81 Avenue
Grande Prairie, Alberta

MLS # A2342884



\$369,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard		

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

Inclusions: dishwasher, refrigerator, stove, washer, dryer

Welcome to this 4 bedroom, 2 bathroom bungalow in Patterson Place, offering a great combination of space, character, and a mature setting close to schools, parks, and recreational amenities including the Dave Barr Community Centre. With a heated double detached garage, multiple living spaces, and some truly unique features throughout, this is a home that stands apart from the typical layout. Step inside to a welcoming front entry with a convenient closet before making your way into the spacious living room. A large south facing window fills the room with natural light, while the gas fireplace creates a cozy focal point. This space is full of character with unique built in features surrounding the fireplace and an opened section between the living room and kitchen featuring display shelving that's perfect for plants, décor, or showcasing your favourite pieces. The adjoining kitchen offers plenty of functionality along with several newer appliances, including a stove and refrigerator that are approximately one year old and a dishwasher approximately five years old. Three bedrooms are conveniently located on the main level along with a beautifully renovated 4 piece bathroom featuring gorgeous tile work throughout. Head downstairs and you'll find even more space to enjoy. The family room has a warm and inviting feel with a wood stove, built in wet bar, and even a built in fish tank that adds another unique touch to this home. The lower level also features a fourth bedroom, a 3 piece bathroom, and a dedicated laundry and utility room. Outside, the mature yard offers a wonderful sense of privacy with established trees and shrubbery surrounding the property. A brand new fence has recently been installed along the west side, while an easement behind the property provides additional separation from the rear neighbours. There's even a producing apple tree loaded with

beautiful apples for you to enjoy in the coming years. The heated double detached garage provides plenty of room for parking, storage, or projects, with the garage heater replaced approximately two years ago. With four bedrooms, two bathrooms, two fireplaces, a heated double garage, a mature private yard, and unique built in details you simply don't find in every home, this Patterson Place bungalow offers plenty of personality along with a functional layout for everyday living. Add in the convenient location near schools, parks, and recreation, and there's a lot here to appreciate. Contact your REALTOR® today to book your private showing and come experience the character of this home for yourself.