

7607 96 Street  
Grande Prairie, Alberta

MLS # A2342943



# \$409,900

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Patterson Place                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | Bungalow                                                                      |               |                   |
| <b>Size:</b>     | 1,254 sq.ft.                                                                  | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 4                                                                             | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                                        |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance |               |                   |

|                    |                                                            |                   |    |
|--------------------|------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Other                          | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | See Remarks, Vinyl Siding                                  | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Central Vacuum, High Ceilings, Open Floorplan, See Remarks |                   |    |

**Inclusions:** Shed

LOCATION, SPACE & CHARM! Welcome to this inviting 1,254 sq. ft. bungalow in a desirable location, offering 3 bedrooms plus a den and plenty of room to grow. The sunken living room is a true showstopper, featuring a floor-to-ceiling brick wood-burning fireplace and an open flow into the dining area and kitchen. Large patio doors lead to a generous back deck—perfect for entertaining or relaxing. Three bedrooms are located upstairs with a main bath - including a spacious primary bedroom with walk-in closet and ensuite. A beautiful, centrally positioned staircase leads to the cozy lower level, complete with additional bedroom space, family room, bathroom, laundry and ample storage. A double attached garage with man door, fully fenced yard with a 12' x 16' shed, double gate and easements wrapping around the property, offering added space and flexibility. This beautiful home is awaiting your personal touches!