

9715 69 Avenue  
Grande Prairie, Alberta

MLS # A2342962



# \$364,900

|                  |                                                        |               |                   |
|------------------|--------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Patterson Place                                  |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | Bungalow                                               |               |                   |
| <b>Size:</b>     | 918 sq.ft.                                             | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 4                                                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parking Pad, RV Access/Parking, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                              |               |                   |
| <b>Lot Feat:</b> | Landscaped                                             |               |                   |

|                    |                            |                   |    |
|--------------------|----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | See Remarks                | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                |                   |    |

**Inclusions:** N/A

Welcome to this beautifully updated, turn-key bungalow, ready for its new owners! Offering a functional and sought-after floor plan, this home features plenty of recent upgrades and an oversized driveway with room for an RV or motorhome. Inside, the bright and inviting main floor is filled with natural light from large, newer windows and features a fresh, neutral colour palette throughout. The updated kitchen offers stylish cabinetry extending to the ceiling for plenty of storage and a clean, timeless look. Three spacious bedrooms and an updated main bathroom complete the upper level. Several major updates have already been taken care of, including new roof shingles in 2023, newer windows, newer fence, a newer driveway, and a hot water tank replaced in August 2022, making this home truly move-in ready. Downstairs, the fully developed basement provides plenty of additional living space with newer carpet and updated bathroom flooring. The flexible layout is perfect for a family room, entertainment space, kids' play area, home gym, or a combination of them all, and it's even plumbed for a future wet bar. A wood-burning fireplace adds extra warmth and character during the colder months. Outside, you'll find a fully fenced, south-facing backyard, perfect for enjoying plenty of sunshine and long summer evenings, with no immediate neighbours directly behind for added privacy. This well-maintained home is ready for you to simply move in and enjoy. Don't miss your opportunity to make this beautiful bungalow yours—book your private showing today!