

7633 97A Street
Grande Prairie, Alberta

MLS # A2348680



\$449,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	986 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Storage		

Inclusions: N/A

The Patterson Bungalow you have been waiting for! Exceptionally maintained and updated family home with features galore! As you arrive to this wonderful home located on a quiet Patterson street you will instantly be impressed by how well this home has been cared for over the past 39 YEARS! Start your tour in the welcoming and bright living room featuring elegant vinyl plank flooring throughout and a floor to ceiling stone fireplace feature that brings warmth and luxury. Next stop the completely reimagined and reinvented kitchen space with ceiling top white cabinetry, gorgeous granite countertops with entertainers island, and modern finishes throughout. Completing the main floor is an expansive primary bedroom with 2-piece ensuite, generous additional bedroom, and conveniently located 4-piece bathroom. As you make your way to the basement you will love the massive secondary living room complimented beautifully by the wood stove. The basement also features an additional bedroom, flex room/office space, and yet another well appointed 4-piece bathroom. Let's not forget the extensive outdoor features this property has to offer including RV Parking, Detached Double Garage, Massive Rear Deck, and a Beautifully Maintained Yard Space. Did I mention A/C for hot summer days & the included Hot Tub for cool fall and winter nights. Welcome to Patterson.....Welcome Home!