

9505 78 Avenue
Grande Prairie, Alberta

MLS # A2158454



\$389,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,391 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Floor Furnace	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows		
Inclusions:	fridge, stove, dishwasher, washer, dryer,		

Beautifully renovated and fully developed bungalow with a private, south facing yard! Upstairs you'll find a massive living room with gas fireplace, open concept, bright kitchen, stainless appliances and dining area. There are 2 bedrooms on the main floor. Master bedroom has a walk in closet and ensuite with large tiled shower and claw foot tub. There is also a 3 piece main bathroom. In the basement you'll find 2 large family rooms, 2 bedrooms, bathroom, and laundry room. Yard is fully fenced and landscaped. Heated garage measures 27'x22'. Located on a quiet avenue in Patterson close to 2 Schools, playground, and Dave Barr arena. Recent renovations include: tin roof(2019), furnace (2019), hot water tank (2019), painted siding (2019), vinyl windows (2018), new kitchen, appliances, flooring, bathrooms, light fixtures.