

**9413 77 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2175059**



**\$250,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Paved		

**Heating:** High Efficiency, Natural Gas

**Floors:** Laminate, Tile

**Roof:** Metal

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** N/A

Welcome To South Patterson Place! This unique two bedroom, two bathroom home is move in ready. Recently updated, this home offers modern finishings and lots of personality. In the kitchen and living area you will find lots of natural light, a breakfast bar and a dining nook. The second level features a large primary bedroom that can be easily converted into a two bedroom, and across the hall is a beautifully renovated 4 piece bathroom. The finished basement has a second large bedroom, full bathroom and laundry room/utility room with high efficiency furnace. Enjoy your summers with a semi covered deck and a fully fenced and landscaped backyard. (Bonus: A shed for extra storage). The home sits across from a playground, and has a car port and paved driveway. Contact your REALTOR<sup>®</sup> of choice and book your tour today!