

**9514 77 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2177804**



**\$349,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Pantry, See Remarks		

**Inclusions:** N/A

This spacious 5 bedroom bungalow in terrific South Patterson location has been very well taken care of by the current owner for the past 27 years and only had one owner before that. At 1345 sqft this home provides plenty of space for your growing family or will be an excellent transition to town when moving in from the acreage and you require a double garage, plenty of storage and would like some mature trees. Main floor includes 3 large bedrooms including the primary bedroom with bath ensuite, large living room with gas fireplace, main floor laundry, full main bath and functional kitchen with massive walk in pantry. The basement is fully developed with 2 more large bedrooms, full bathroom, games area, cold room and large living room with 2nd fireplace. In recent years the furnace, shingles and hot water tank have all been replaced. Also added to the side and back of home are a nice paving stone walkway and rear patio sheltered by mature spruce trees. Double attached garage is finished, has a new overhead door, and access to spacious back entry. Located very close to 2 schools, Dave Barr Arena and just minutes from walking trails, Eastlink Center, Grande Prairie Golf and Country Club and many great shopping amenities. Large bungalows with double garages in great neighborhoods don't come along often, book your showing today and be settled in before Christmas.