

**9815 79 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2181042**



**\$344,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	826 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Landscaped, L		

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

**Inclusions:** N/A

Stunningly renovated bi-level home in Patterson, complete with a detached 24x24 garage featuring a 10-ft overhead door! This 3-bedroom, 1-bathroom gem offers a spacious open-concept design connecting the living room, kitchen, and dining area. Beautifully updated kitchen with brand-new soft-close cabinets, quartz countertops, and stainless steel appliances. Dining area with patio doors opening to a deck and a fully fenced and newly sodded backyard. Bright and inviting family room with large windows that fill the space with natural light. Two generously sized bedrooms and a fully renovated bathroom. Fresh paint and new flooring throughout for a polished finish. Basement features a second cozy family room, a third bedroom, and a convenient laundry room. Extensive updates include NEW windows, doors, siding with added insulation, soffits, fascia, eaves, shingles and new gravel driveway! Located in a quiet neighborhood with an unbeatable location, this home combines modern upgrades, thoughtful design, and charming details, making it truly move-in ready!