

**9652 82 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2183109**



**\$239,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Double Vanity, Primary Downstairs, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Welcome to your new home in the heart of Patterson Place, where convenience meets comfort! This warm and inviting property is located close to shopping, bus routes, and everyday amenities, making it perfect for first-time homebuyers or savvy investors. The main level boasts three spacious bedrooms, offering plenty of room for family, guests, or even a home office. The bright kitchen is a standout feature with its crisp white cabinets, trendy tiled backsplash with additional storage features and stainless steel appliances, creating a sleek and functional area for perfect for cooking and baking. The livingroom floods in light through the large south facing window allowing those plants to flourish and gives your cat some entertainment during their days at home. The basement is nearly fully finished and features a massive primary retreat that serves as a true sanctuary. This space includes an updated ensuite with a dual vanity, a stunning tiled shower surround, a deep soaker tub, a massive walk-in closet and the cutest under-stairs reading nook you ever saw! The entire primary suite has been outfitted with smart lights that can be operated directly from your phone. Additionally, this level offers a large flex space, currently being used as a home gym, and ample storage to keep everything organized. Outside, the private fenced yard is perfect for relaxation and outdoor activities. Step outside the rear door directly into a private patio retreat. Extra love and care has gone into adding raised herb gardens and mature raspberry bushes with three delicious varieties, providing a lovely touch of nature right at home. The young ones will love spending summer days in the playhouse and sandbox. This home has been well-maintained with thoughtful upgrades, including new windows upstairs, newer vinyl siding, a hot water tank that's only one year old, and shingles with plenty of

life left. Whether you're starting out or looking to expand your rental portfolio, this property offers the perfect blend of charm and functionality. Picture yourself enjoying mornings busy in the kitchen, evenings spent relaxing in the book nook, and afternoons harvesting fresh raspberries in the yard. Move in and enjoy all this family home has to offer. Don't miss your chance—call your favourite agent and schedule your viewing today!