



**GRASSROOTS**  
REALTY GROUP

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**9819 Prairie Road**  
**Grande Prairie, Alberta**

**MLS # A2219565**



**\$379,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** Shed

This beautifully updated bungalow in Patterson offers the perfect blend of charm, space, and modern finishes. The main level features a bright, open concept layout with the kitchen, dining, and living areas seamlessly connected after walls were opened up, creating a more spacious and functional flow. You'll love the updated flooring, fresh paint, and light, modern colour scheme that gives the home a bright and welcoming feel throughout. The kitchen offers plenty of cabinet and counter space, updated countertops, and stainless steel appliances, while the living room is anchored by a cozy wood burning fireplace. There are three bedrooms on the main floor, including a primary suite with a private half bath, and a fully renovated main bathroom with stylish modern touches. The fully developed basement is perfect for entertaining, with a massive rec room featuring a second wood fireplace, a wet bar, a fourth bedroom, and a full bathroom—ideal for guests or older children. One of the standout features of this property is the humongous south facing backyard, which gets sun all day and still offers tons of space thanks to the 22x26 detached heated garage being positioned at the back of the property. The backyard also includes a cement patio and firepit area, mature trees and shrubs, and ample room for kids to play. The ridiculously long driveway offers tons of parking, space for an RV, and even a safe spot for kids to ride bikes or play. Located within walking distance to two schools and the Dave Barr Arena, this well maintained home has been lovingly upgraded over the years and offers fantastic value in a family friendly neighbourhood. Don't miss your chance to own this great home at a great price!