



GRASSROOTS
REALTY GROUP

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9832 81 Avenue
Grande Prairie, Alberta

MLS # A2259224



\$315,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,204 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions:	NA
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3 bed 2.5 bath bungalow with garage in Patterson! Lots of updates to this property. The main floor has been updated to include a fully renovated kitchen with modern appliances. Cozy living room features an exposed brick fireplace and great natural lighting. With no carpet, this home is easy to maintain. Primary bedroom has a 1/2 bath ensuite and large closet. 2 other bedrooms on the main level plus a full renovated 4 piece bathroom. Mostly finished basement adds a lot of extra living space. There's a second fireplace and another fully renovated 3 piece bathroom. Back yard is fully fenced with a shed for extra storage and built in firepit area. A double garage offers extra storage space for tools and equipment. Newer furnace and some window updates. House and garage shingles have both been replaced in the last year. Home is currently rented for \$2300/mo until December 31, 2025. Sellers are motivated to sell.