



9410 80 Avenue  
Grande Prairie, Alberta

MLS # A2320118



**\$399,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	921 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Central, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** None

**Foundation:** Poured Concrete

**Features:** Double Vanity, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** Seller is willing to negotiate TV's , mounts , couches , and Table .

Welcome to this beautifully renovated bungalow, ideally located on a quiet crescent close to schools, grocery stores, restaurants, and a pharmacy. Extensively renovated just two years ago, this home was taken back to the interior studs and thoughtfully rebuilt with quality finishes and modern design throughout. The bright and inviting open-concept main floor features a stunning kitchen complete with quartz countertops, stainless steel LG appliances, an electric fireplace, luxury vinyl plank flooring, stylish wood accents, updated interior and exterior doors, modern hardware, and LED lighting throughout. Both bathrooms were fully renovated and showcase matching fixtures, tile work, and stone vanities that continue to offer a fresh, contemporary feel. With four generously sized bedrooms and approximately 1,800 sq. ft. of developed living space between the main floor and basement, this home provides plenty of room for a growing family. The fully developed basement adds additional functional living space perfect for recreation, entertaining, or relaxing. Beyond the cosmetic updates, the major components of the home were also replaced during the renovation and are now only approximately two years old, including the shingles, high-efficiency furnace, portions of the siding, deck, lawn, and landscaping. The extensive renovations and ongoing care of this property are evident throughout, making it a truly move-in-ready home that offers both modern style and peace of mind.