



9804 77 Avenue
Grande Prairie, Alberta

MLS # A2320758



\$405,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Kitchen Island, See Remarks		

Inclusions: none

Nestled in the mature and sought-after community of South Patterson, this charming bungalow offers timeless character in an unbeatable location directly across from a park and playground. From the moment you step inside, you'll appreciate that this home is anything but cookie-cutter. The inviting sunken living room is filled with natural light and offers beautiful views of the park through large front windows. The updated kitchen provides both warmth and functionality, while the formal dining area is perfect for family gatherings and entertaining. Toward the back of the home, a cozy family room featuring a wood-burning stove creates the perfect space to relax and unwind. The spacious primary bedroom includes a large closet and private ensuite. Downstairs, the fully developed basement offers a generous rec room, two additional bedrooms, a full bathroom, laundry area, and ample storage space. Recent updates include paint, natural gas for BBQ, flooring (tile and laminate), select windows, and a hot water tank replaced in 2019. Outside, you'll find a fully fenced and landscaped yard, ideal for families, pets, and outdoor enjoyment. This well-maintained home combines character, comfort, and a fantastic location—an opportunity you won't want to miss.