



GRASSROOTS
REALTY GROUP

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9616 76 Avenue
Grande Prairie, Alberta

MLS # A2325627



\$315,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Other
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: All light fixtures, all window coverings.

Welcome to this fully developed bungalow in the desirable Patterson neighbourhood! Situated on a spacious lot, the massive backyard offers plenty of mature trees for shade, privacy, and room to enjoy the outdoors. The bright main floor features a functional kitchen, a welcoming living room filled with natural light, three bedrooms, and a full bathroom. Downstairs, the fully finished basement provides even more living space with a large family room, an additional bedroom, a full bathroom, and a laundry area. A separate entrance to the basement adds extra flexibility and could be ideal for accommodating guests or extended family. With its practical layout, generous yard, and great location, this home is ready for its next owners to enjoy.