



GRASSROOTS
REALTY GROUP

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9708 77 Avenue
Grande Prairie, Alberta

MLS # A2333886



\$449,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Rare opportunities like this don't come along often! Located in the highly sought-after, mature neighbourhood of Patterson, this fully developed home was rebuilt in 2013 and offers the perfect blend of modern updates, functional living, and an incredible location. Situated on a spacious lot with RV parking, a welcoming covered front porch, and a beautifully landscaped backyard, this property is just minutes from two schools, the Eastlink Centre, the dog park, and the scenic walking trails connecting Muskoseepi Park and South Bear Creek Park. Step inside to a bright, open-concept main floor designed for everyday living and entertaining. The kitchen features an abundance of counter space, a corner pantry, stainless steel appliances, a convenient breakfast bar, and flows seamlessly into the dining area. Large tinted rear-facing windows flood the home with natural light while helping keep the interior cool and comfortable throughout the warmer months. The home offers five spacious bedrooms and two full bathrooms, including a main bathroom with convenient access from both the primary bedroom and the hallway. Downstairs, you'll find a dedicated laundry room with plenty of additional storage space. The impressive 20' x 38'6" garage boasts 10-foot ceilings, providing exceptional space for vehicles, hobbies, storage, or a workshop. Outside, the fully landscaped backyard is ready to enjoy with a lush lawn, fire pit area, storage shed, and raised garden box for those with a green thumb. Offering peace of mind, the home's major components—including the furnace, hot water tank, windows, roof, and more—were all updated as part of the 2013 rebuild. This is an exceptional opportunity to own a move-in-ready home in one of Grande Prairie's most established and desirable neighbourhoods.

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