

9614 77 Avenue  
Grande Prairie, Alberta

MLS # A2174318



**\$340,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | South Patterson Place  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 877 sq.ft.   | <b>Age:</b>   | 1976 (48 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Detached, Heated Garage, Off Street, Pa |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Undergr  |               |                   |

|                    |                           |                   |    |
|--------------------|---------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed                     | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks               |                   |    |

**Inclusions:** Fridge, stove, dishwasher, microwave, washer & dryer

Welcome to the perfect family home, designed with space and comfort for everyone. Recently upgraded, this home offers a bright layout with fresh paint, recessed LED lighting, in-ground irrigation and modern features throughout. The detached heated double garage provides ample room for storage, hobbies, or even a home workshop, giving everyone their own space to work or play. With 4 beds + flex room, a fully finished basement, and 2 bathrooms - you'll be sure to have all your bases covered! The true highlight? Step through the backyard gate and into a school playground, turning your backyard into an extension of your children's play area. Watch them enjoy the outdoors safely while you relax or keep an eye on them from the kitchen. With plenty of room for both work and play, this home is tailor-made for families looking to settle into a space that grows with them.