

9702 77 Avenue  
Grande Prairie, Alberta

MLS # A2177779



**\$389,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | South Patterson Place  |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,262 sq.ft.           | <b>Age:</b>   | 1975 (49 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre              |               |                   |
| <b>Lot Feat:</b> | See Remarks            |               |                   |

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

**Inclusions:** N/A

WOW!! Fully renovated WITH heated garage for a price tag under 400K! This home in Patterson features open concept kitchen, dining, and living with a brand new kitchen and appliances. Enjoy beautiful white and bright palette with black fixtures throughout. 3 bedrooms upstairs with a FULL 3 piece ensuite and fully renovated bathroom. Addition off the back of the kitchen provides space for many different possibilities! Downstairs you'll enjoy a great size living room with big windows, 3 additional bedrooms, bathroom, and utility/laundry room. Patio outside makes for a great spot for outdoor entertaining and bbq. New exterior including roof, siding, windows, and more. RV parking available beside the house. Close to schools, hockey rink, shopping, walking trails, and more. Just pack your bags and move in! This is a great value opportunity.