

**9823 80 Avenue  
Grande Prairie, Alberta**

**MLS # A2220626**



**\$369,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,283 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<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>	Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** Garage Door Opener

Updated Bungalow home situated in the heart of much desired Patterson backing onto an easement! As you enter this home you will appreciate the open floor plan it boasts, with huge bay window in living room providing all the natural light one could wish. The kitchen has a U Shaped island giving you lots of counter space, and dining room topped off by access to large deck into yard and real wood fireplace. The rest of the main floor is made up of 3 bedrooms, including the master with half bath, full bathroom, and everyone's favorite main floor laundry. Basement hosts a massive living room with a sink and cabinets set up for potential suited basement or future wet bar, 2 more generous sized bedrooms, and another full bathroom. Back yard is south backing which means lots of natural sunlight all day, is compliment by large covered deck, shed and fully fenced. To top it all off this home has updates done in the last few years including flooring, paint, windows, shingles, furnace and hot water tank.....so start packing as this home is turn key!