

**9618 77 Avenue  
Grande Prairie, Alberta****MLS # A2173825****\$334,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Recessed Lighting		

**Inclusions:** N/A

Situated in Patterson Place, this home offers a fresh start after being refinished in 2022 due to fire damage. With minimal use since then, this well-maintained property has been occupied by a single owner. Main floor includes 3 bedrooms and 1 bath. The lower level offers a 1 bedroom basement suite that has never been used. The home features a private rear entry to the basement and brand-new appliances. Enjoy a spacious backyard, with the added benefit of backing onto the new St. Pat's schoolyard, offering a peaceful and open view. Call and book your showing today!