

**9810 80 Avenue  
Grande Prairie, Alberta**

**MLS # A2180872**



# \$329,000

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan		

**Inclusions:** N/A

Located on a mature, large, treed lot in Patterson Place, this meticulously cared-for bungalow-style character home effortlessly blends charm and functionality. The bright and open main floor is filled with natural light from its large windows and features three well-sized bedrooms, a 4-piece bathroom, a dedicated dining area, and a cozy wood-burning fireplace, perfect for quiet evenings. The kitchen is thoughtfully designed to provide plenty of space for cooking and everyday use. The fully developed basement adds even more versatility, offering a spacious open den with a gas fireplace, a flex room ideal for hobbies or guests, and an updated bathroom. The basement also provides all the storage a home could need, with a dedicated cold storage room and a large utility room. Outside, the backyard offers a welcoming space with mature trees, a fire pit area, and a detached garage complete with a workbench. With recent updates including shingles, appliances, paint, and light fixtures, this home is ready for its next owners to move in and enjoy. Call today to schedule a showing and see the charm for yourself!