

**9810 80 Avenue
Grande Prairie, Alberta**

MLS # A2180872



\$333,000

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

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum, Tile

Roof: Asphalt

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Closet Organizers, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

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!