

**9815 79 Avenue
Grande Prairie, Alberta**

MLS # A2181042



\$344,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	826 sq.ft.	Age:	1974 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Landscaped, L		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Stunningly renovated bi-level home in Patterson, complete with a detached 24x24 garage featuring a 10-ft overhead door! This 3-bedroom, 1-bathroom gem offers a spacious open-concept design connecting the living room, kitchen, and dining area. Beautifully updated kitchen with brand-new soft-close cabinets, quartz countertops, and stainless steel appliances. Dining area with patio doors opening to a deck and a fully fenced and newly sodded backyard. Bright and inviting family room with large windows that fill the space with natural light. Two generously sized bedrooms and a fully renovated bathroom. Fresh paint and new flooring throughout for a polished finish. Basement features a second cozy family room, a third bedroom, and a convenient laundry room. Extensive updates include NEW windows, doors, siding with added insulation, soffits, fascia, eaves, shingles and new gravel driveway! Located in a quiet neighborhood with an unbeatable location, this home combines modern upgrades, thoughtful design, and charming details, making it truly move-in ready!