

**9409 82 Avenue
Grande Prairie, Alberta**

MLS # A2189803



\$339,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,026 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Asphalt, Attached Carport, Driveway, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Security system not under contract. Work sheds, quad shed, outdoor barbecue, patio set, firepit, raised flower bed.

Welcome to 9409 on the quiet street of 82 Ave in Patterson Place. Conveniently located steps away from the William Pratt Park, this 4 bedroom, 2 bath home is waiting for its new owners. Newer flooring throughout and freshly painted basement, the meticulously maintained home boasts tons of natural light from the many updated windows and some newer lighting. This home also features a gas fireplace in the basement, new window shades, a metal roof in 2017 (who doesn't love the sound of rain on a metal roof during the summer?) new faucet, granite countertops, a gas stove and clean, updated high end appliances in the kitchen. Enjoy mornings and evenings alike on the partially covered patio with a built in, beautifully made stone barbecue surround. When the siding was redone, extra insulation was added. The property is perfect for hobbyists and tinkerers alike with a covered carport and heated garage/workshop which includes an air compressor. As if that wasn't enough, enjoy the huge enclosed shed beside the house as well as storage just for your quad, dirt bike or mountain bikes! With LED strip lighting features found through-out the yard and no area overlooked in terms of cleanliness and use; this home will surely impress.