

9505 78 Avenue  
Grande Prairie, Alberta

MLS # A2158454



**\$389,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,391 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

**Heating:** Floor Furnace

**Floors:** Ceramic Tile, Laminate

**Roof:** Metal

**Basement:** Finished, Full

**Exterior:** Aluminum Siding

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows

**Inclusions:** fridge, stove, dishwasher, washer, dryer,

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

Beautifully renovated and fully developed bungalow with a private, south facing yard! Upstairs you'll find a massive living room with gas fireplace, open concept, bright kitchen, stainless appliances and dining area. There are 2 bedrooms on the main floor. Master bedroom has a walk in closet and ensuite with large tiled shower and claw foot tub. There is also a 3 piece main bathroom. In the basement you'll find 2 large family rooms, 2 bedrooms, bathroom, and laundry room. Yard is fully fenced and landscaped. Heated garage measures 27'x22'. Located on a quiet avenue in Patterson close to 2 Schools, playground, and Dave Barr arena. Recent renovations include: tin roof(2019), furnace (2019), hot water tank (2019), painted siding (2019), vinyl windows (2018), new kitchen, appliances, flooring, bathrooms, light fixtures.