

9815 79 Avenue  
Grande Prairie, Alberta

MLS # A2181042



**\$344,900**

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

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