

**9618 77 Avenue
Grande Prairie, Alberta**

MLS # A2173825



\$334,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	952 sq.ft.	Age:	1978 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting		

Inclusions: N/A

Situated in Patterson Place, this home offers a fresh start after being refinished in 2022 due to fire damage. With minimal use since then, this well-maintained property has been occupied by a single owner. Main floor includes 3 bedrooms and 1 bath. The lower level offers a 1 bedroom basement suite that has never been used. The home features a private rear entry to the basement and brand-new appliances. Enjoy a spacious backyard, with the added benefit of backing onto the new St. Pat's schoolyard, offering a peaceful and open view. Call and book your showing today!