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9624 82 Avenue
Grande Prairie, Alberta

MLS # A2272437

$319,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	**Age:**	1976 (49 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: Shed, Gazebo

Welcome to this well-maintained bungalow in the heart of Patterson Place—a highly sought-after neighbourhood close to schools, daycare, Dave Barr Arena, grocery stores, pharmacy, convenience store, and many more amenities. This property offers the perfect balance of comfort, functionality, and location.The main floor features 3 bedrooms and 1.5 bathrooms, including a primary bedroom with its own two-piece ensuite. The bright living room flows into a spacious dining area and a well-laid-out kitchen, making it easy to entertain and enjoy family time.The basement is fully developed, adding tremendous living space with 2 additional bedrooms, a full bathroom with in-floor heating, and a large second living area.Step outside to your private backyard retreat, highlighted by mature trees, a storage shed, and a large deck—ideal for BBQs, gatherings, and outdoor relaxation. The lot is offering plenty of room to enjoy.Recent updates provide peace of mind, including: Hot water tank (August 2024),Refrigerator (November 2024),Microwave hood fan (January 2025).Whether you’re a first-time buyer, growing family, or someone looking for a solid investment, this bungalow checks all the boxes. With its combination of updates, space, and prime location, this home is truly a great find in Grande Prairie’s Patterson Place.

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