

**9662 83 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2224217**



**\$349,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,208 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, See Remarks		

<b>Heating:</b>	Fireplace(s), Natural Gas
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** N/A

UPDATED BUNGALOW IN PATTERSON PLACE WITH 2 PRIMARY BEDROOMS! ENJOY THE PRIVATE, ESTABLISHED, LARGE YARD IN THIS MATURE FAMILY NEIGHBORHOOD. THIS 3-BATH, 4 BEDROOM HOME WITH ATTACHED SINGLE CAR GARAGE HAS MANY UPDATES WHILE MAINTAINING ITS ORIGINAL CHARACTER AND CHARM. THE STYLE OF THE BUNGALOW IS PERFECT FOR FAMILY LIFE, HOWEVER ALSO SERVES OTHER LIFESTYLES WITH THE 2 PRIMARY BEDROOMS AND FULLY FINISHED BASEMENT. IN ADDITION, IT IS CLOSE TO SCHOOLS AND SEVERAL AMENITIES.