

# \$264,000 - 9520 79 Avenue, Grande Prairie

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MLS® #A2214668

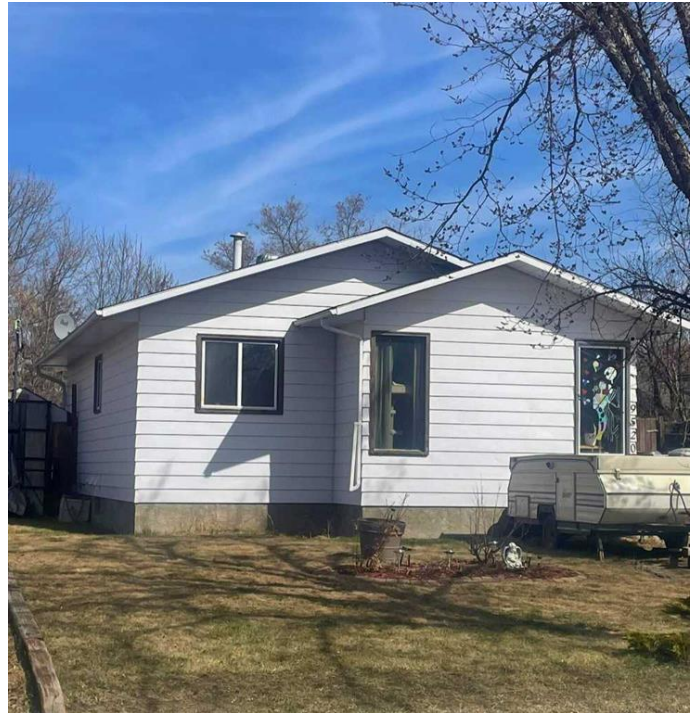
**\$264,000**

4 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.11 Acres

Patterson Place., Grande Prairie, Alberta

Lots of upgrades in this little home in a super location – steps from two schools and close to recreation facilities. The back bedroom features direct access to the spacious rear deck, perfect for enjoying the fenced backyard. Key updates include a newer water heater and shingles (2023). The fully developed basement includes a 3 pc bath, family room, and large room currently used as a bedroom. The main floor is finished with laminate flooring that could use some updating, giving you the opportunity to add your own touch. A generous driveway provides plenty of parking space. Listing agent is related to the seller. Call today for a private showing!



Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214668    |
| Price          | \$264,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 910         |
| Acres          | 0.11        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 9520 79 Avenue   |
| Subdivision | Patterson Place. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V5J6           |

## Amenities

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 4                           |
| Parking        | Off Street, Gravel Driveway |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks                                 |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full                              |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 12               |
| Zoning         | RG               |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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