

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

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MLS® #A2214668

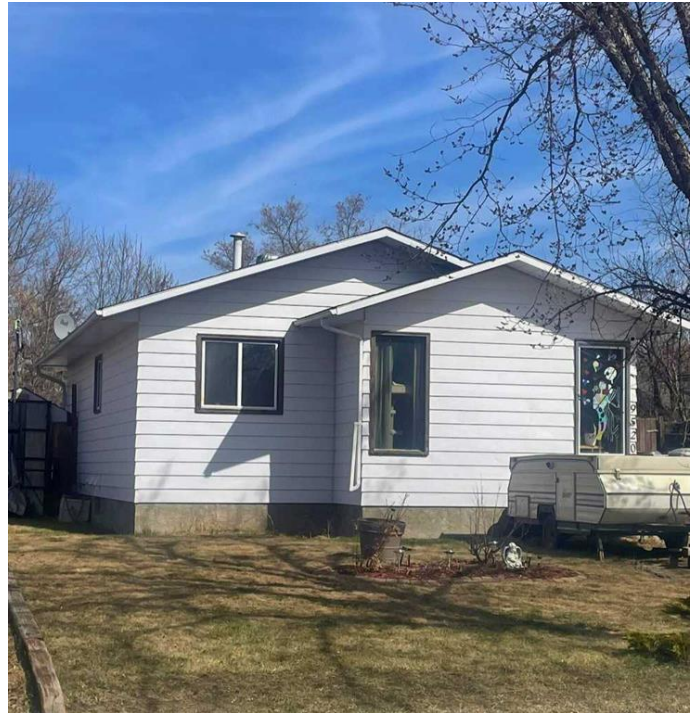
## \$264,000

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	8
Zoning	RG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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