

# \$419,900 - 9513 77 Avenue, Grande Prairie

MLS® #A2259080

**\$419,900**

4 Bedroom, 3.00 Bathroom, 1,236 sqft

Residential on 0.14 Acres

Patterson Place., Grande Prairie, Alberta

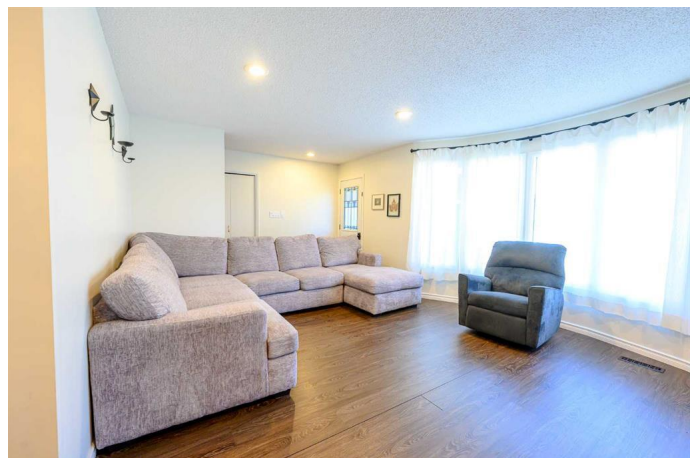
Welcome to this fully developed 4-bedroom, 3-bathroom Bungalow, perfectly situated in a lovely private neighborhood in Patterson area. This well-maintained home offers an open-concept design with wide hallways for easy movement and accessibility. Some highlights of this property: No carpet – easy-care flooring throughout; lovely oak kitchen with upgraded quartz countertops and newer stainless appliances; Side door with convenient access to the backyard. The living room features a wood burning fireplace. The main floor has the master suite with a 2 pc. ensuite and 2 additional bedrooms. There is a good size dining area just between the kitchen and living room. The spacious fully finished basement features a gas fireplace and with the large open area is the perfect recreation area for games or theatre style TV. There is also a bar area and a very large 4th bedroom as well as a 3 pc. bathroom, laundry room and several storage spaces. Over the last 5 years there have been new shingles, new siding, some new windows. Whether you're looking for comfortable family living or a peaceful place to retire, this home checks all the boxes.

Built in 1977

## Essential Information

MLS® # A2259080

Price \$419,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,236
Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9513 77 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4T7

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
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Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 22nd, 2025
Zoning	RG

### **Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
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