

**9636 77 Avenue
Grande Prairie, Alberta**

MLS # A2218725



\$284,000

Division:	Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	966 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Washer/Dryer x2, Sheds x2, Tree house, fire pit, bench

ADDITIONAL \$5,000 cash back upon closing! RENOVATED FAMILY HOME | 4 BED + DEN | BACKS ONTO SCHOOL FIELD | PATTERSON PLACE. Welcome to your move-in ready, fully developed family home in the heart of South Patterson Place—one of Grande Prairie's most desirable, mature neighbourhoods. This beautifully updated half duplex offers 4 bedrooms + den, 2 full bathrooms, and a professionally finished basement (2017)—perfect for families, first-time buyers, or smart investors. Bonus? No rear neighbours and a private, fenced yard backing directly onto a school field! Plus paved parking pad at the front door, making snow clearing a breeze. Main Floor Features: Bright and spacious with large bay windows for loads of natural light. Hardwood flooring throughout living and dining areas. Maple kitchen cabinets, stylish tiled backsplash and black and stainless steel appliances. Two spacious bedrooms, including a king-sized master with private porch access—ideal for morning coffee or evening beverage. 4pc bathroom with a jetted tub—a rare touch of everyday luxury. Basement boasts two more bedrooms (including an oversized tiled room + a second with vinyl plank flooring), full 4pc bathroom with tub/shower combo, cozy den/home office and a large family room for movie nights or kid play zones. Laundry areas both up and downstairs, a newer high-efficiency furnace and hot water tank (2014). Outdoor Oasis: Fully fenced with mature trees, treehouse, two sheds (including a 10x24!), fire pit, and picnic bench. Newer shingles (approx. 7 years)—one less thing to worry about. The added private porch off the primary bedroom may be your new favourite retreat. Whether you're upsizing, investing, or planting roots, this home blends comfort, location, and peace of mind. All that's left?

Move in and enjoy. The basement layout is gold—ideal for teens, guests, a home office, or multigenerational living. Property is currently rented; if you are interested in purchasing as an investment property, please ask your favourite real estate agent for details. Seller offering professional cleaning on move out and \$5,000 cash back upon closing.