

# **\$379,900 - 9627 77 Avenue, Grande Prairie**

MLS® #A2227304

**\$379,900**

4 Bedroom, 3.00 Bathroom, 1,135 sqft

Residential on 0.13 Acres

Patterson Place., Grande Prairie, Alberta

This beautifully renovated bungalow in Patterson Place offers style, function, and income potential with a non-conforming basement suite and extensive upgrades inside and out. Exterior improvements include new eavestroughs and front lighting (2024), with the roof replaced approximately 9 years ago. Inside, you'll find a host of modern updates including a Google Nest thermostat and doorbell (2021), upgraded light switches, plug-ins, and fixtures (2021), new baseboards and trim (2025), and updated carbon monoxide and smoke detectors on both levels (2025). The electrical panel, meter, and meter box were all replaced in 2025, and the home also features fresh paint and new flooring throughout. Step inside and be welcomed by a cozy living room featuring a gas fireplace, perfect for relaxing evenings. The adjoining dining area flows seamlessly into the kitchen, which offers lovely views of the backyard. The spacious primary bedroom includes private access to the back deck and a convenient 2-piece ensuite. Two additional good-sized bedrooms and a full main bathroom complete the main floor, offering both comfort and functionality for family living. Laundry is located in the basement with a new washer and dryer (2025). The fully developed basement (2025) offers a new kitchen with stainless steel appliances, pantry, and dining area. The spacious living room features a wood burning fireplace and connects with a bedroom, full bathroom and large storage



room. Enjoy legal-size egress windows (replaced 2024).Â Furnace was replaced in 2009. Your fully fenced and landscaped backyard hosts a deck, lower patio, mature trees and a cute tree house. The insulated garage is heated with an electric unit and is plumbed for gas. A move-in ready opportunity with major updates already done for you! Book your showing today!

Built in 1976

**Essential Information**

MLS® #	A2227304
Price	\$379,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,135
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9627 77 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4L5

**Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

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

## Additional Information

Date Listed	June 11th, 2025
Days on Market	9
Zoning	RG

## Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.