



**GRASSROOTS**  
REALTY GROUP

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**8104 94 Street**  
**Grande Prairie, Alberta**



**\$184,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Duplex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	1981 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	No		
<b>Driveway:</b>	Gravel		

**Heating:** Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Aluminum

**Land:** -

**Features:** See Remarks

**Water:** Municipal

**Sewer:** -

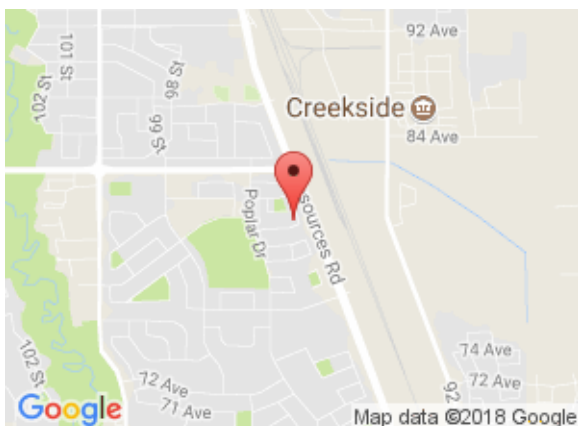
**Taxes:** \$ 2,440

**Condo Fee:** -

**Lot Fee:** -

**Maintenance Fee:** -

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings



More than meets the eye. This charming 3 bed, 2 bath home has a rustic feel to it and offers some great features especially if you're looking to invest. It has a large living area with a huge bay window allowing lots of natural light in, a functional kitchen that has been recently updated with backsplash, new faucet, and painted cupboards. The three bedrooms upstairs that are all sizable. The backyard is large, fenced, and fully landscaped. It is in a quiet and safe neighborhood, close to schools, and parks. Come check it out! Seller is a licensed REALTOR,® in the province of Alberta.