



**GRASSROOTS**  
REALTY GROUP

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9909 71A Avenue  
Grande Prairie, Alberta

MLS # A2226331



**\$179,000**

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	854 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Private		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions:	Garden Shed
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If you are looking for a fixer-up project home, this just might be the one. Located on a quiet street and fairly close to parks & schools. Fenced with a garden shed and a private back yard, there is plenty of opportunity.