



GRASSROOTS
REALTY GROUP

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9406 80 Avenue
Grande Prairie, Alberta

MLS # A2233579



\$249,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	830 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This location is 2 blocks away from 2 schools, a recreation facility, daycare, shopping, pharmacy and so much more. This is a quiet safe mature neighbourhood and centrally located. The home's capital items have been cared for; new roof, furnace motor and HWT all within 5 years. The basement could easily be configured to accommodate an additional bedroom c/w egress window and there is HUGE potential and space to construct a detached garage with front drive access. This home is move in ready or update and flip.