



GRASSROOTS
REALTY GROUP

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9902 71A Avenue
Grande Prairie, Alberta

MLS # A2246814



\$229,500

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	983 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Lawn		

Heating:	Forced Air
Floors:	Laminate, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: Refrigerator, stove, dishwasher, washer, dryer, window coverings

Affordable and move-in ready in South Patterson! This 3-bedroom, 1-bathroom half duplex is ideally located near Muskoseepi Park and South Bear Creek Park, offering easy access to trails, recreation, and nature. When you walk in, you're greeted by an open entryway with access upstairs to the main level, where a large closet offers plenty of storage. From there, step into the bright kitchen, dining, and living room space—perfect for everyday living and entertaining. Down the hall are 3 bedrooms and an updated 4-piece bathroom. The lower level is partially finished and includes the laundry area, with potential to develop further. Recent updates bring peace of mind, including new shingles, new bedroom windows, updated tiling in the bathroom, new vinyl plank flooring on the main level, plus a newer furnace and hot water tank. Outside, enjoy a fully fenced yard—perfect for pets, kids, or summer gatherings. Reach out to your realtor to book your private showing!