



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9505 81 Avenue
Grande Prairie, Alberta

MLS # A2255145



\$399,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	946 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Detached, Garage Door		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: none

A Rare find! Second owner of this home. So well kept and maintained with an amazing detached Garage and parking in Rear! Any Man would desire this 28' x 26' detached, 8' x 18' garage door with opener, and 10' ceiling, finished inside with 220 V power. Gorgeous back yard and very private. The nice bungalow, has 3 bedrooms up, 1 down, 1 -4 pc bath, redone, 1 - 2pc bath, and 1-3pc bath downstairs. This home has newer vinyl windows, front and back doors replaced and also nice screen doors. Cabinets were replaced 2006, new on demand tankless water, furnace replaced a few years ago, shingles have been redone. Garage was built in 1993. Beautiful concrete driveway and extra parking pad. Comes with all appliances and Air Conditioner. Don't wait, call your realtor today. !!