



**9909 80 Avenue
Grande Prairie, Alberta**

MLS # A2280975



\$407,000

Division: Patterson Place

Type: Residential/House

Style: Bi-Level

Size: 1,199 sq.ft. **Age:** 1974 (52 yrs old)

Beds: 4 **Baths:** 2

Garage: Double Garage Detached

Lot Size: 0.14 Acre

Lot Feat: Back Lane, Back Yard, Front Yard, Landscaped, Lawn

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Mixed

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: See Remarks, Separate Entrance

Inclusions: Fridge x2, Stovex x2, Washer x2, Dryer x2, Dishwasher

Updated home on quiet street in Patterson with large detached double car garage, and long driveway allowing for true RV Parking or ample parking. Upstairs consists of unique lay out with TWO LIVING ROOMS, kitchen + dining, laundry, three bedrooms and full bathroom with own exterior entrance. Basement has own entrance and hosts another kitchen + dining, living room, massive bedroom with full bathroom and own laundry. Back yard is south backing plus fenced with an easement behind. Book your viewing today as this home will be sure to please.