



**9514 76 Avenue
Grande Prairie, Alberta**

MLS # A2284591



\$249,900

Division: Patterson Place

Type: Residential/Duplex

Style: Attached-Side by Side, Bungalow

Size: 949 sq.ft. **Age:** 1977 (49 yrs old)

Beds: 3 **Baths:** 1

Garage: Off Street, Parking Pad, RV Access/Parking

Lot Size: 0.08 Acre

Lot Feat: Low Maintenance Landscape, See Remarks

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Vinyl Siding

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: Storage, Vinyl Windows

Inclusions: Shed

Well appointed bungalow duplex located in the desirable Patterson Place neighborhood. Conveniently situated close to shopping, services, schools, and parks. This home offers ample parking and a good sized, fully fenced yard. The property has seen numerous updates over the years. The main floor features a spacious living area, updated kitchen with adjoining dining space, three bedrooms, and a full bathroom. The partially developed basement includes a large family room, laundry area, and additional storage rooms. A great value in a fantastic location. Book your showing today!