



GRASSROOTS
REALTY GROUP

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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

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Vinyl Siding

Foundation: Poured Concrete

Features: Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

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!