



**9901 Prairie Road
Grande Prairie, Alberta**

MLS # A2285081



\$279,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	980 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Carport		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Great bi-level for first home or great rental potential located in Patterson Place!!! Mature neighborhood with easements, parks and a taboggan hill! This home has 4 bedrooms, 2 bathrooms, and a large carport. New windows in the front of the house and in the kitchen. Laminate flooring in the living room, kitchen, bedroom, and hallway (on main level). The Kitchen has nice white cabinets and white appliances. There are 2 bedrooms and a full bathroom on the main level. The Basement has a huge family room, a kitchenette (a fridge, stove, and sink), 2 more bedrooms, and a 3 piece bathroom. Side entrance makes this suitable with split entry and already kitchen in bsmt! The Backyard is fenced, landscaped, mature trees, and has an easement. Don't miss out!!! Book your showing today!!!