



9514 76 Avenue
Grande Prairie, Alberta

MLS # A2302433



\$249,900

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|------------------|--|---------------|-------------------|
| Division: | South 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: | Gravel Driveway, Off Street, Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Lawn | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks, 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!