



7016 94 Street  
Grande Prairie, Alberta

MLS # A2132736



**\$289,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Landscaped, See Remo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** n/a

GREAT REVENUE PROPERTY OR GREAT LOCATION TO CALL HOME WITH AN INVESTMENT VEHICLE INCLUDED ! THIS BILEVEL HOME HAS 2 FULLY CONTAINED LIVING SPACES WITH SPLIT ENTRANCE - UPSTAIRS HAS SOME NICE UPDATES INCL PAINT, BATHROOMS, FLOORING, SOME WINDOWS, APPLIANCES.... 3 BEDROOMS UP PLUS 1.5 BATHROOMS AND LAUNDRY. DOWNSTAIRS IS SPACIOUS AND INCLUDES WELL APPOINTED KITCHEN, LAUNDRY, STORAGE, LARGE MASTER PLUS SECOND BEDROOM, 1 BATHROOM. NEWER FURNACE AND HOT WATER HEATER, NEW SHINGLES. HUGE YARD WITH GREAT ACCESS WITH GREAT POTENTIAL TO BUILD LARGE SHOP. FENCED, LOTS OF PARKING, LARGE SUN DECK, SHED AND FIRE PIT