



9422 81 Avenue  
Grande Prairie, Alberta

MLS # A2138927



**\$299,422**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Private, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	RG General Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** window coverings, couch, gazebo

Lovely well cared for home looking for new owners. Located you in Patterson Place you will find this bi level with 4 bedroom & 2.5 baths. 3 bedrooms on the main floor and the primary has a half bath. You are going to love the beautiful red oak hardwood flooring in the living room and dining room. The living room has a wood stove to stay warm & comfy during those cold winter nights. The kitchen has updated stainless steel appliances. The lower level has one bedroom, laundry area, family room, a massive bathroom. The family room could even be set up as a very large bedroom and the bathroom would be the ensuite. The heated detached garage is the perfect workshop! The backyard is fully fenced & private with trees/shrubs including raspberries. The house has newer shingles and a brand new front entrance door. This is very good solid home with a garage for \$305,000! Check it out today.