



9907 71A Avenue
Grande Prairie, Alberta

MLS # A2148085



\$152,500

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	840 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Handyman special. With some TLC this would make a great family home of investment property. Located in South Patterson close to schools, shopping, restaurants & more this is a great location. Main level offers ample natural light, spacious kitchen/dining area with access to covered deck. 2 bedrooms and a full bathroom complete the main level. Basement is developed with a kitchenette area with sink & 220 plug for stove in the main living area. 2 more bedrooms as well as a 3 piece bath & utility/laundry. Yard is fully fenced with a shed. Home is sold AS IS WHERE IS at time of possession.