



**9921 71 Avenue
Grande Prairie, Alberta**

MLS # A2172950



\$259,900

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	976 sq.ft.	Age:	1979 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Mid Efficiency	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Nestled on a serene street, this charming half duplex offers a perfect blend of modern convenience and cozy living, just moments away from schools, parks, and shopping. This delightful home has undergone extensive renovations, featuring brand new shingles, windows, flooring, paint, trim, appliances, and hot water tank—ensuring that you are thoroughly impressed from the moment you step inside. An extra-long driveway provides ample parking space for all your needs. Upon entering, you are greeted by a spacious and inviting entryway that seamlessly flows into the expansive living room, adorned with double windows that invite natural light. The separate dining area is perfect for entertaining, complemented by stylish two-toned cabinetry and sleek new white appliances in the kitchen. The upper level boasts three well-appointed bedrooms, with the primary retreat is large with a generous walk-in closet. The upper level is complete with a linen closet, and a beautifully designed four-piece bathroom. The lower level features a versatile flex space that can be a living room OR serve as an ideal bedroom suite for a teenager, complete with 2 closets and a four-piece bathroom—providing endless possibilities for your lifestyle needs. The laundry room is conveniently located within the utility room, featuring brand new washer and dryer. Don’t miss the opportunity to make this stunning duplex your new home! Immediate possession is available :)