



**GRASSROOTS**  
REALTY GROUP

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9506 76 Avenue  
Grande Prairie, Alberta

MLS # A2190926



**\$325,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

**Heating:** Forced Air

**Floors:** Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full, Suite

**Exterior:** Other

**Foundation:** Poured Concrete

**Features:** No Animal Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** N/A

Updated Half Duplex with Income Potential! This beautifully updated half duplex has been completely renovated from top to bottom and is move-in ready! Featuring modern finishes throughout, this home offers both comfort and functionality. The highlight of this property is the brand-new, non-conforming basement suite, designed with style and practicality in mind. With quartz countertops, a separate entrance, and private designated laundry, its perfect for generating supplemental income or accommodating extended family. Don't miss this incredible opportunity whether you're looking for a fantastic home or a smart investment, this property has it all! Contact us today for more details or to book a viewing!