



9723 69 Avenue  
Grande Prairie, Alberta

MLS # A2198079



**\$237,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Gravel Driveway, On Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind, Private		

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

**Inclusions:** 2 Sheds

This fully developed, two-storey duplex offers incredible potential as an affordable first-time home or an excellent revenue property for investors. With 4 bedrooms and 2 bathrooms, this home is a great choice for those looking to get into the market or generate rental income. The main floor features a spacious living room with a large picture window that fills the space with natural light. The dining area is perfect for family meals, and the kitchen is equipped with ample cupboard space for all your essentials. From the kitchen window, enjoy views of the south-facing, fenced backyard, which includes a private deck and two storage sheds. A convenient half bathroom is located just off the back hallway,. Downstairs, you'll find a large family room that can easily be converted into the 4th bedroom, offering versatility for your living space. The basement also includes additional storage space that could be used as an office or study area, providing flexibility for your needs. The home also features a laundry/utility room with extra storage space, and while the hot water tank and furnace are not original and in great condition. The seller is also offering boxes of brand new laminate flooring that is the same as the main floor, so the new homeowner can replace the basement carpet if desired. With spring and summer just around the corner, you'll be able to relax and enjoy your morning coffee on the sunny back deck. Located on the desirable south side, this home is close to walking trails, shopping, and several schools. Plus, the property borders a green space easement, and there's a large park just down the road! This property offers excellent value and versatility &ndash; whether you're a first-time buyer or an investor looking for a reliable rental property! Don't miss out on this great opportunity!