



9725 69 Avenue
Grande Prairie, Alberta

MLS # A2200148



\$220,000

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	878 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full, Suite

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

INVESTOR ALERT or FIRST TIME HOME BUYER! Welcome to your first home or a little fixer upper in the desirable area of South Patterson. With a little bit of love put into this home this price cannot be beat. The upstairs of this Duplex features 2 bedrooms and 1 bathroom with recently painted kitchen cabinets and new hardware. Downstairs you will find a mother in law suite, 2 more bedrooms, 1 bathroom and the laundry room. They yard is fully fenced and landscaped and ready for those upcoming summer BBQ's. Very family friendly neighborhood, close to parks and walking distance to Alexander Forbes School!