



GRASSROOTS
REALTY GROUP

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9852 72 Avenue
Grande Prairie, Alberta

MLS # A2255303



\$279,900

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	980 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: Shed

Good size 1/2 duplex in great location near schools, shopping and bus route. Features 3 bedrooms up, 1 down, exercise area and flex room in basement. Lots of storage and large yard with two decks. One deck off Master bedroom with sliding patio doors is 14' x 19'. The other onto front door is 24' x 16' perfect for patio barbecues and entertaining. The other two bedrooms on main are good size, large bathroom with tub, kitchen is nice and bright with white cabinets extended into dining area. Very large living room for family gatherings and a work area also. Please call your Realtor to view today. Lots of upgrades have been done recently.