



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9851 80 Avenue
Grande Prairie, Alberta

MLS # A2272053



\$374,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,007 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, See Remarks, Separate Entrance		

Inclusions: Stovex2, Fridgex2, Washerx2, Dryerx2

Updated fully developed 5 bed 2 Bath bi level home on a quiet street in Patterson Subdivision, backing onto an easement. Whether you are looking to enter into home ownership with this updated bungalow, or add another rental to your portfolio this one will be sure to check all the boxes. Main level consists of large living room, open concept between the kitchen and dining with adequate counter + cabinet space. Remainder of main level consists of three bedrooms including the master with access to the full bath, and own laundry. Basement is fully developed into a separate non conforming suite with a full kitchen, own laundry, two bedrooms and full bathroom. Back yard is south backing great for sunshine all day long, fully fenced with an easement behind. Driveway is long enough for RV parking if you use. Book your viewing today!