



**9934 71 Avenue  
Grande Prairie, Alberta**

**MLS # A2279450**

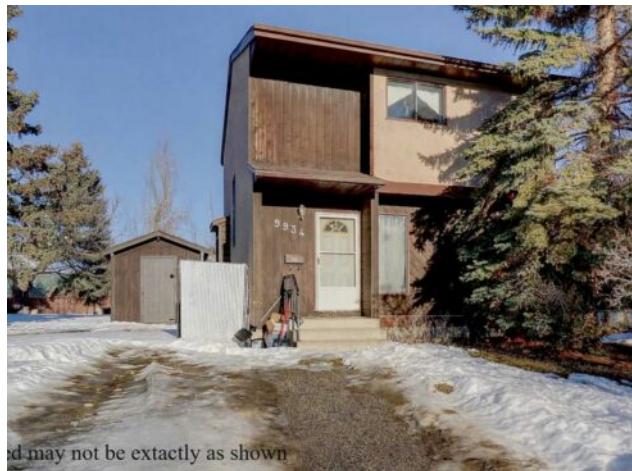


Image may not be exactly as shown

**\$259,900**

**Division:** South Patterson Place

**Type:** Residential/Duplex

**Style:** 2 Storey, Attached-Side by Side

**Size:** 1,111 sq.ft. **Age:** 1979 (47 yrs old)

**Beds:** 3 **Baths:** 1 full / 1 half

**Garage:** Parking Pad

**Lot Size:** 0.08 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air **Water:** -

**Floors:** Carpet, Laminate, Linoleum **Sewer:** -

**Roof:** Asphalt Shingle **Condo Fee:** -

**Basement:** Full **LLD:** -

**Exterior:** Other **Zoning:** RG

**Foundation:** Poured Concrete **Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Fully developed duplex in Patterson! Perfect starter home or investment property. The main floor offers a nice-sized living space with a functional layout, ideal for everyday living. Upstairs features three comfortable bedrooms and a full bathroom, providing plenty of room for a growing family. The basement adds even more value with a cozy family room, a convenient 2-piece bathroom, and a dedicated laundry area. Outside, you'll enjoy a fully fenced yard and a covered deck. Close to schools, shopping, and essential amenities, this property offers both convenience and affordability. A fantastic opportunity you won't want to miss!