



**GRASSROOTS**  
REALTY GROUP

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9514 76 Avenue  
Grande Prairie, Alberta

MLS # A2284591



**\$249,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Storage, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** Shed

Well appointed bungalow duplex located in the desirable Patterson Place neighborhood. Conveniently situated close to shopping, services, schools, and parks. This home offers ample parking and a good sized, fully fenced yard. The property has seen numerous updates over the years. The main floor features a spacious living area, updated kitchen with adjoining dining space, three bedrooms, and a full bathroom. The partially developed basement includes a large family room, laundry area, and additional storage rooms. A great value in a fantastic location. Book your showing today!