



**9318 70A Avenue  
Grande Prairie, Alberta**

**MLS # A2288460**



**\$230,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	13-71-6-W6
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry, See Remarks		

**Inclusions:** All unattached goods are "as is, where is" on possession date.

Ideally situated in the family-friendly South Patterson Place neighbourhood, location truly takes center stage with this property. Set directly across from a park and playground, you'll enjoy the luxury of watching your kids play from your own yard. Families will appreciate the close proximity to Alexander Forbes and St. Patrick's schools, both just minutes away, along with nearby everyday conveniences, including a gas/convenience store, DQ, and Tim Hortons. This 971 sq ft duplex is the perfect fixer-upper! Offering a very practical layout on the main floor with kitchen, dining, living, 3 bedrooms and a 4 pc bath. The full basement provides more living space with an additional bedroom, workshop, family room with a wood stove, 3 pc bath w/shower, laundry/utility, and storage room. Mature trees, a fenced backyard with a shed, and a rear easement complement this property. Home is being sold "AS IS, WHERE IS" on possession date. ALL OFFERS MUST BE UNCONDITIONAL.