



GRASSROOTS
REALTY GROUP

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9811 80 Avenue
Grande Prairie, Alberta

MLS # A2291541



\$319,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,107 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

1107 sq ft bungalow located in Patterson Place on a nice mature treed lot, with large 24X26 detached garage. This home will ideally suit a handyman or contractor looking for a bit of a project at a more reasonable price to add immediate equity as it will require some renovation. 2 bedrooms on main level with 2 piece ensuite at primary bedroom, large main bath as well as a huge front living room and great size kitchen offering loads of counter and cabinet space as well as a large dining area. Basement is developed with 2 bedrooms, family room, full bath with shower, laundry storage and another storage/flex room, these areas will require some renovations as well. Back yard is family size with trees and back ally access. Have a look today if you can consider putting on a tool belt and creating equity in a home.