



9414 81 Avenue  
Grande Prairie, Alberta

MLS # A2295869



**\$329,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	797 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Rg
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Charming home located on a quiet street in Patterson! Ideally situated close to schools, Dave Barr Arena, and all amenities. This well-maintained bi-level has seen numerous updates in recent years, including a newer roof, upstairs windows, deck, hot water tank, fresh paint, and some updated flooring. The main level offers 2 bedrooms and 1 bathroom, while the basement features an additional bedroom and bathroom—perfect for guests or extra living space. The lower level has had the original carpeting removed and is clean and ready for your choice of new flooring and finishing touches to make it your own. Step outside to an AMAZING backyard—spacious, fully fenced with durable chain-link, and complete with mature trees backing onto an alley for added privacy and convenience. A fantastic opportunity to own a solid home in a great location!