



9514 76 Avenue
Grande Prairie, Alberta

MLS # A2302433



\$249,900

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	949 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage, Vinyl Windows		

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!