



**9815 80 Avenue  
Grande Prairie, Alberta**

**MLS # A2307563**



**\$414,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Separate Entrance, Storage		

**Inclusions:** Fridgex2, Electric Stove, Gas Stove, Washerx2, Dryerx2, Microwavex2, Dishwasher, Shed

Welcome to this cute and cozy updated legal up/down duplex with own entrances + laundry and in the quiet subdivision Patterson. Situated on a generous sized lot backing onto an easement, and hosting large driveway. Upper unit boasts open concept between the kitchen, dining and living room. Popular window over your kitchen sink allowing you to peer into your massive fenced back yard. Living room is beaming with natural light with its grand window. Remainder of main floor consists of three bedrooms, full bathroom and in unit laundry. Heading to the lower unit you will appreciate the stone feature wall for the real wood burning fireplace in the living room, wonderful for our longer winter months. Full kitchen set up perfectly with ample cabinet + counter space. Two bedrooms, full bathroom, laundry and utility storage room complete the basement unit. Backyard is fully fenced and south backing excellent for sun all day long, as well nicely complimented by a three seasons enclosed deck and two sheds for storage. Extensive upgrades include 2 high efficiency furnaces, hot water on demand, windows, flooring/paint. Whether you are looking to enter into home ownership with the capability to off set your mortgage with the basement suite, or adding another investment property to your rental portfolio, this home will be sure to check all the boxes.