



**GRASSROOTS**  
REALTY GROUP

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9918 70 Avenue  
Grande Prairie, Alberta

MLS # A2321451



**\$339,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | South Patterson Place                  |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | Bungalow                               |               |                   |
| <b>Size:</b>     | 1,030 sq.ft.                           | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Parking Pad                  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                              |               |                   |
| <b>Lot Feat:</b> | City Lot, Front Yard, Landscaped, Lawn |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <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>   | Stone, Wood Siding   | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan |                   |    |

**Inclusions:** Shed

FANTASTIC OPPORTUNITY FOR INVESTORS OR FAMILIES ALIKE! This well maintained and move in ready home offers incredible value with 4 spacious bedrooms, 2 full bathrooms, and a versatile non conforming 1 bedroom mother-in-law suite in the basement, providing excellent income potential or additional space for extended family. The bright and functional layout features updated flooring, a cozy fireplace on the main level perfect for relaxing evenings, and comfortable living spaces throughout. Outside, you'll love the large fully fenced backyard shaded by mature trees, creating a private setting for children, pets, entertaining, or simply enjoying the outdoors. Conveniently located close to amenities, schools, parks, and shopping, this property combines affordability, flexibility, and long term potential. Whether you're looking for a revenue generating investment or a place to call home, this property is ready for immediate possession and offers outstanding value.