



9904 71A Avenue  
Grande Prairie, Alberta

MLS # A2322283



**\$219,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 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>	See Remarks	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Great duplex located in the Patterson neighborhood! This well-maintained home offers a total of 4 bedrooms and 2 full bathrooms, making it an excellent option for first-time buyers, growing families, or investors. The bright and inviting main floor features a functional kitchen with white cabinetry, a dining area with access to the front deck, 2 spacious bedrooms, and a full bathroom. The fully developed basement provides additional living space with a comfortable family room, 2 more bedrooms, and a second full bathroom. Outside, you'll find a fully fenced backyard, perfect for children, pets, or outdoor entertaining. Whether you're looking for a place to call home or a solid revenue property, this duplex offers outstanding v