



GRASSROOTS
REALTY GROUP

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9934 Prairie Road
Grande Prairie, Alberta

MLS # A2328304



\$347,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	959 sq.ft.	Age:	1974 (52 yrs old)
Beds:	7	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Cleared, Front Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Negotiable

A great investment opportunity in Patterson, currently rented as a crew house with seven bedrooms, two bathrooms, a large yard and space to build a garage. The main level features a bright, spacious living room with a large window, an updated kitchen with white cabinetry. There are three bedrooms and a full bathroom to complete the main floor. The lower level offers four additional bedrooms, one bathroom, and laundry/ storage space, providing a functional layout for accommodating multiple occupants. Outside, the large covered deck overlooks a huge lot with mature trees and plenty of room to build a garage. The oversized driveway offers ample parking and can accommodate an RV. Located close to shopping, walking trails, and with a bus stop conveniently located directly across the street.