

**9514 76 Avenue
Grande Prairie, Alberta**

MLS # A2284591



\$246,900

Division:	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:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

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!