

9909 80 Avenue  
Grande Prairie, Alberta

MLS # A2280975



## \$407,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Patterson Place                                    |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,199 sq.ft.                                       | <b>Age:</b>   | 1974 (52 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                             |               |                   |
| <b>Lot Size:</b> | 0.14 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>     | Vinyl Plank                    | <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>   | See Remarks, Separate Entrance |                   |    |

**Inclusions:** Fridgex2, Stovex2, Washerx2, Dryerx2, Dishwasher

Updated home on quiet street in Patterson with large detached double car garage, and long driveway allowing for true RV Parking or ample parking. Upstairs consists of unique lay out with TWO LIVING ROOMS, kitchen + dining, laundry, three bedrooms and full bathroom with own exterior entrance. Basement has own entrance and hosts another kitchen + dining, living room, massive bedroom with full bathroom and own laundry. Back yard is south backing plus fenced with an easement behind. Book your viewing today as this home will be sure to please.