



9909 80 Avenue  
Grande Prairie, Alberta

MLS # A2280975



## \$407,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,199 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		
<b>Inclusions:</b>	Fridges2, 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.