

**9414 81 Avenue
Grande Prairie, Alberta**

MLS # A2191264



\$269,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	797 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

WELL PRICED home on a quiet street in Patterson! Close to the school, Dave Barr, and amenities. This is a SECOND owner home who has been there for over 35 years! This bi-level has seen updates in recent years including new roof, windows (upstairs), deck, hot water tank, and some flooring. You can find 2 beds and 1 bathroom upstairs, with a bedroom and bathroom in the basement. The basement has had the original carpeting removed and is all cleaned up ready for your favorite flooring and paint to be installed! Backyard is AMAZING with lot's of space, fully fenced with chain-link (will last long), and has mature trees backing onto an alley-way. This is a great opportunity to buy a solid home in a great location.