

**9812 83**  
**Grande Prairie, Alberta**

**MLS # A2248322**



**\$300,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Patterson Place                |               |                   |
| <b>Type:</b>     | Residential/House              |               |                   |
| <b>Style:</b>    | Bi-Level                       |               |                   |
| <b>Size:</b>     | 1,044 sq.ft.                   | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 4                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard                      |               |                   |

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Wood Frame    | <b>Zoning:</b>    | res |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks             |                   |     |

**Inclusions:** n/a

This great home is ready for new owners! Perfect if you are looking for an investment property..4 bedrooms, 2 bathroom, a suite could easily be made, and if you are looking for your family, This home is solid, and just needs some updating. You have 4 bedrooms, 2 bathrooms, 2 huge family rooms, great kitchen open to dining room, and huge back yard. There are mature trees, pond, 2 sheds, and it is fenced. You also have cement parking pad in great shape, and you could build a garage. Call to view today