

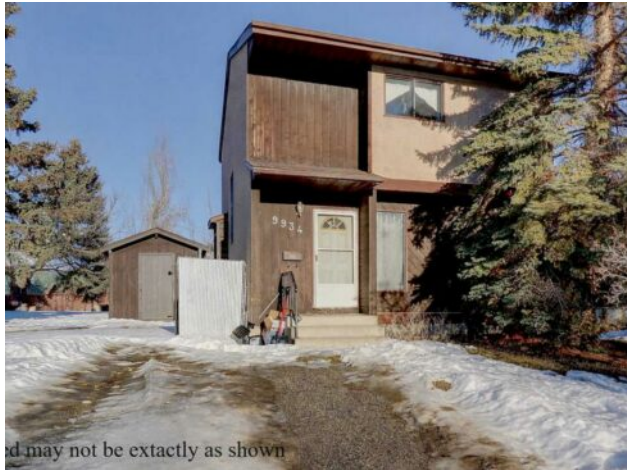


DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

9934 71 Avenue
Grande Prairie, Alberta

MLS # A2279450



\$259,900

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,111 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Other
Foundation:	Poured Concrete
Features:	See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

Fully developed duplex in Patterson! Perfect starter home or investment property. The main floor offers a nice-sized living space with a functional layout, ideal for everyday living. Upstairs features three comfortable bedrooms and a full bathroom, providing plenty of room for a growing family. The basement adds even more value with a cozy family room, a convenient 2-piece bathroom, and a dedicated laundry area. Outside, you'll enjoy a fully fenced yard and a covered deck. Close to schools, shopping, and essential amenities, this property offers both convenience and affordability. A fantastic opportunity you won't want to miss!