



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

9915 81 Avenue
Grande Prairie, Alberta

MLS # A2281455



\$260,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions:	N/A
--------------------	-----

Court Ordered Sale - home in Patterson subdivision that is approximately a 1000 sq.ft. bungalow with a single car detached garage on a good sized fenced lot with a south facing backyard. This property has 3 bedrooms up & 1 bedroom down; there is one 4 pc. bathroom main floor, a 2 pc. ensuite off the Master bedroom & a 3 pc. bathroom in the basement. The Kitchen, dining area & living room make up the balance of the main floor space. The basement is fully developed with a very large family room with newer flooring that seems to be in good condition. The basement bedroom has no flooring. The Lennox furnace is newer (not original). This home has a lot of items & garbage left in the home that will be the responsibility of a buyer to deal with to remove. NO appliances are included in the sale (they may be present at the time of possession). Property is sold As is; Where is. There is no disclosure at all & no information provided about the history of the property. Any offers submitted cannot have any buyer's conditions-unconditional offers will only be considered with a possession date offered 30 days after Court acceptance.