

9811 80 Avenue
Grande Prairie, Alberta

MLS # A2291541



\$319,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,107 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt

Basement: Full

Exterior: See Remarks, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

1107 sq ft bungalow located in Patterson Place on a nice mature treed lot, with large 24X26 detached garage. This home will ideally suit a handyman or contractor looking for a bit of a project at a more reasonable price to add immediate equity as it will require some renovation. 2 bedrooms on main level with 2 piece ensuite at primary bedroom, large main bath as well as a huge front living room and great size kitchen offering loads of counter and cabinet space as well as a large dining area. Basement is developed with 2 bedrooms, family room, full bath with shower, laundry storage and another storage/flex room, these areas will require some renovations as well. Back yard is family size with trees and back ally access. Have a look today if you can consider putting on a tool belt and creating equity in a home.