

9901 71A Avenue
Grande Prairie, Alberta

MLS # A2166059



\$209,900

Division:	Patterson Place		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	976 sq.ft.	Age:	1979 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	On Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

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

Inclusions: window coverings, 2 sheds

Welcome to this delightful duplex bungalow, where classic charm meets modern opportunity! Nestled in a desirable neighborhood, this inviting home offers three spacious bedrooms upstairs, complete with a convenient full bath. The basement features a versatile mother-in-law suite, providing privacy and comfort for a growing teenager, extended family or guests, along with a flex space, 1.5 bathrooms and a partially developed fourth bedroom that's ready for your personal touch. Recent updates include new shingles(2019) and a hot water tank(2021) and the generous backyard is perfect for outdoor gatherings, gardening, or simply relaxing in your own private space. This property is brimming with potential and ready for you to make it your own. Whether you're looking to add your personal style or enjoy the existing features, this home is a fantastic canvas for your vision. Don't miss out on this opportunity to own a gem in a sought-after location!