

**9934 71 Avenue
Grande Prairie, Alberta**

MLS # A2279450



\$239,900

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	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

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!