

**9934 71 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2279450**



**\$259,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!