

**9934 71 Avenue
Grande Prairie, Alberta**

MLS # A2279450

\$259,900

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

Water: -

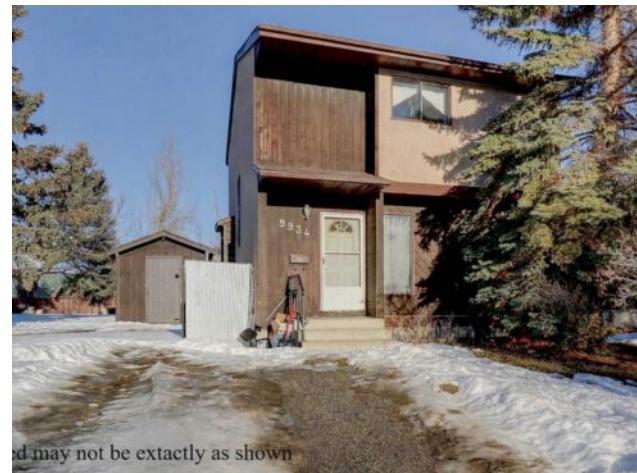
Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -



Exterior view may not be exactly as shown

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Other

Foundation: Poured Concrete

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!