

**9811 80 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2291541**



**\$319,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**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.