

9937 71 Avenue
Grande Prairie, Alberta

MLS # A2305549



\$190,000

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,100 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		
Inclusions:	n/a		

Welcome to this charming half duplex in the sought-after, family-friendly community of South Patterson. Bright and inviting, the main floor offers a spacious living room and a functional kitchen/dining area with plenty of storage and direct access to the backyard. Upstairs features three comfortable bedrooms, including a generous primary suite with a large walk-in closet and a well-appointed 4-piece bathroom. The fully developed basement adds even more living space with a family room, an additional 4-piece bathroom, and an unfinished utility area ideal for extra storage. Step outside and fall in love with the huge south-facing backyard. Complete with mature trees and backing onto an easement for added privacy. It's the perfect setting for relaxing evenings, entertaining, or gardening. Located close to schools, the Eastlink Centre, parks, trails, dog parks, golf courses, shopping, and restaurants, this home offers both comfort and convenience. The seller is looking for a quick possession, making this a fantastic opportunity if you're ready to move soon. Book your showing today!