

9506 76 Avenue
Grande Prairie, Alberta

MLS # A2190926



\$335,000

Division:	Patterson Place		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	998 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Other	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

Updated Half Duplex with Income Potential! This beautifully updated half duplex has been completely renovated from top to bottom and is move-in ready! Featuring modern finishes throughout, this home offers both comfort and functionality. The highlight of this property is the brand-new, non-conforming basement suite, designed with style and practicality in mind. With quartz countertops, a separate entrance, and private designated laundry, its perfect for generating supplemental income or accommodating extended family. Don't miss this incredible opportunity whether you're looking for a fantastic home or a smart investment, this property has it all! Contact us today for more details or to book a viewing!