

**9725 69 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2200148**



**\$220,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Suite

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** N/A

**INVESTOR ALERT or FIRST TIME HOME BUYER!** Welcome to your first home or a little fixer upper in the desirable area of South Patterson. With a little bit of love put into this home this price cannot be beat. The upstairs of this Duplex features 2 bedrooms and 1 bathroom with recently painted kitchen cabinets and new hardware. Downstairs you will find a mother in law suite, 2 more bedrooms, 1 bathroom and the laundry room. They yard is fully fenced and landscaped and ready for those upcoming summer BBQ's. Very family friendly neighborhood, close to parks and walking distance to Alexander Forbes School!