

**9915 81 Avenue
Grande Prairie, Alberta**

MLS # A2281455

\$260,000



Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot		

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

Court Ordered Sale - home in Patterson subdivision that is approximately a 1000 sq.ft. bungalow with a single car detached garage on a good sized fenced lot with a south facing backyard. This property has 3 bedrooms up & 1 bedroom down; there is one 4 pc. bathroom main floor, a 2 pc. ensuite off the Master bedroom & a 3 pc. bathroom in the basement. The Kitchen, dining area & living room make up the balance of the main floor space. The basement is fully developed with a very large family room with newer flooring that seems to be in good condition. The basement bedroom has no flooring. The Lennox furnace is newer (not original). This home has a lot of items & garbage left in the home that will be the responsibility of a buyer to deal with to remove. NO appliances are included in the sale (they may be present at the time of possession). Property is sold As is; Where is. There is no disclosure at all & no information provided about the history of the property. Any offers submitted cannot have any buyer's conditions-unconditional offers will only be considered with a possession date offered 30 days after Court acceptance.