

**9318 70A Avenue
Grande Prairie, Alberta**

MLS # A2288460



\$230,000

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	970 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	13-71-6-W6
Exterior:	Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, See Remarks		

Inclusions: All unattached goods are "as is, where is" on possession date.

Ideally situated in the family-friendly South Patterson Place neighbourhood, location truly takes center stage with this property. Set directly across from a park and playground, you'll enjoy the luxury of watching your kids play from your own yard. Families will appreciate the close proximity to Alexander Forbes and St. Patrick's schools, both just minutes away, along with nearby everyday conveniences, including a gas/convenience store, DQ, and Tim Hortons. This 971 sq ft $\frac{1}{2}$ duplex is the perfect fixer-upper! Offering a very practical layout on the main floor with kitchen, dining, living, 3 bedrooms and a 4 pc bath. The full basement provides more living space with an additional bedroom, workshop, family room with a wood stove, 3 pc bath w/shower, laundry/utility, and storage room. Mature trees, a fenced backyard with a shed, and a rear easement complement this property. Home is being sold "AS IS, WHERE IS" on possession date. ALL OFFERS MUST BE UNCONDITIONAL.