

**9811 80 Avenue  
Grande Prairie, Alberta**

**MLS # A2291541**



**\$319,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Patterson Place        |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,107 sq.ft.           | <b>Age:</b>   | 1974 (52 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Few Trees   |               |                   |

|                    |                                       |                   |    |
|--------------------|---------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt                               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | See Remarks, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                           |                   |    |

**Inclusions:** N/A

1107 sq ft bungalow located in Patterson Place on a nice mature treed lot, with large 24X26 detached garage. This home will ideally suit a handyman or contractor looking for a bit of a project at a more reasonable price to add immediate equity as it will require some renovation. 2 bedrooms on main level with 2 piece ensuite at primary bedroom, large main bath as well as a huge front living room and great size kitchen offering loads of counter and cabinet space as well as a large dining area. Basement is developed with 2 bedrooms, family room, full bath with shower, laundry storage and another storage/flex room, these areas will require some renovations as well. Back yard is family size with trees and back ally access. Have a look today if you can consider putting on a tool belt and creating equity in a home.