

**9909 71A Avenue  
Grande Prairie, Alberta**

**MLS # A2226331**



**\$179,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Garden Shed

If you are looking for a fixer-up project home, this just might be the one. Located on a quiet street and fairly close to parks & schools. Fenced with a garden shed and a private back yard, there is plenty of opportunity.