

**9547 74 Avenue
Grande Prairie, Alberta**

MLS # A1045906



\$187,000

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,049 sq.ft.	Age:	1979 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt

Basement: Full, Partially Finished

Exterior: Aluminum Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: -

Both halves of this duplex are available! 2 storey floor plan. Main floor features kitchen, living room and dining room as well as back hall with half bath and access to the fully fenced back yard. Upstairs has 3 bedrooms and full bathroom. Basement is developed with a recroom and large utility storage room. Also located very close to Alexander Forbes school. This property would make a great revenue property or starter home.