



DON'T GAMBLE WITH YOUR HOME.

**RE/MAX JACK**  
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ASSOCIATE

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8115 94 Street  
Grande Prairie, Alberta

MLS # A2266133



**\$284,900**

Division:	Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	958 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance, Storage		

Inclusions: N/A

Whether you are looking to enter into home ownership at an affordable price, or add another duplex to your growing rental portfolio this duplex will be sure to please. Situated on quiet street in Patterson subdivision with fenced yard and no rear neighbors. Heading on inside you will appreciate the updated vinyl plank flooring that has been done in the last few years. Main floor consists of decent size living room, generous sized dining, and kitchen with adequate counter + cabinet space and must have pantry. Remainder of the main floor is completed with 3 good sized bedrooms and full bathroom. Side entrance gives you access to your back yard and could easily finish the unfinished basement into a secondary suite if you wish as its an open canvas. Book your viewing today !