



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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8117 94 Street  
Grande Prairie, Alberta

MLS # A2266751



**\$304,900**

**Division:** Patterson Place

**Type:** Residential/Duplex

**Style:** Attached-Side by Side, Bungalow

**Size:** 958 sq.ft. **Age:** 1980 (46 yrs old)

**Beds:** 5 **Baths:** 2

**Garage:** 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

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Mixed

**Zoning:** RG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** Shed

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 extensive professional updates completed recently. 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 also this unit has its own laundry separate from basement unit laundry. Side entrance gives you access to your back yard as well as the basement that is finished with two bedrooms, full bathroom and the potential to add a kitchen and make it a suite for additional rent potential as its completely separated already. Back yard is fully fenced and complimented by a shed and no rear neighbors. Book your viewing today to witness this updated duplex ( note the other side is for sale as well so you could own full side by side duplex today! reference mls# A2266133 for the other side for sale as well)