



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

780-831-7725

jackadmin@gpremax.com

9915 81 Avenue
Grande Prairie, Alberta

MLS # A2281455



\$260,000

Division: Patterson Place

Type: Residential/House

Style: Bungalow

Size: 1,000 sq.ft. **Age:** 1973 (53 yrs old)

Beds: 4 **Baths:** 2 full / 1 half

Garage: Concrete Driveway, Single Garage Detached

Lot Size: 0.13 Acre

Lot Feat: Back Lane, City Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: Laminate Counters, See Remarks

Inclusions: N/A

Court Ordered Sale - home in Patterson subdivision that is approximately a 1000 sq.ft. bungalow with a single car detached garage on a good sized fenced lot with a south facing backyard. This property has 3 bedrooms up & 1 bedroom down; there is one 4 pc. bathroom main floor, a 2 pc. ensuite off the Master bedroom & a 3 pc. bathroom in the basement. The Kitchen, dining area & living room make up the balance of the main floor space. The basement is fully developed with a very large family room with newer flooring that seems to be in good condition. The basement bedroom has no flooring. The Lennox furnace is newer (not original). This home has a lot of items & garbage left in the home that will be the responsibility of a buyer to deal with to remove. NO appliances are included in the sale (they may be present at the time of possession). Property is sold As is; Where is. There is no disclosure at all & no information provided about the history of the property. OFFERS SUBMITTED CANNOT HAVE ANY BUYER'S CONDITIONS - ALL OFFERS MUST BE UNCONDITIONAL with a possession date written as 30 days after Court acceptance and be accompanied by a deposit.