9421 81 Avenue
Grande Prairie, Alberta

MLS # A2207244

$310,000

Division:	Patterson Place
Type:	Residential/House
Style:	Bi-Level

Size:	1,134 sq.ft.	**Age:**	1979 (46 yrs old)
Beds:	5	**Baths:**	2 full / 1 half

Garage:	Off Street
Lot Size:	0.04 Acre
Lot Feat:	Back Lane

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/A

There is SO much potential with this large family home on a quiet street in Mature Patterson. The colonial curb appeal and huge private yard are the just a couple of the major perks of this home. The main floor has a great layout with an oversized living room and dining area and practical kitchen. Bedrooms, updated bathroom and a sweet powder room make up this main floor. The basement offers 2 more bedrooms, a family room, a third bathroom, laundry room and mechanical room. Outside, be surw sure to appreciate the huge deck as well as a large mature yard with many raised flower and garden boxes and fruit trees. The oversized shed/workshop offers a great space for storing items or working on projects and there’s lots of parking for vehicles and toys. Many big ticket items have been completed since 2018, such as: new shingles, furnace, hot water on demand, upgraded electrical. With a bit of love this amazing home can be restored to your forever family home to love and enjoy for many years to come.