10013 80 Avenue
Grande Prairie, Alberta

MLS # A2211808

$206,000

Division:	South Patterson Place
Type:	Residential/Five Plus
Style:	2 Storey
Size:	1,120 sq.ft.
Age:	1975 (50 yrs old)
Beds:	3
Baths:	1 full / 1 half
Garage:	Assigned, Parking Pad
Lot Size:	-
Lot Feat:	Lawn

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 365
Basement:	Finished, Full	**LLD:**	-
Exterior:	Other	**Zoning:**	RM
Foundation:	Block	**Utilities:**	-
Features:	Open Floorplan		

Inclusions:	N/A

Welcome to this charming 2 storey townhouse in South Patterson—bright, spacious, and move in ready!! Step into the kitchen and you’ll immediately notice how bright and inviting it feels. With white cabinetry, a U-shaped layout, and a large window that fills the space with natural light. You'll love the warmth of the butcher block countertops, the character of the tiled walls, and the functionality of the open shelving and deep farm sink. Across from the kitchen is the spacious living room, featuring a clean white shiplap feature wall and a large front window. It’s the perfect spot to relax, entertain, or keep an eye on things while cooking. A convenient half bath rounds out the main floor. Upstairs, you'll find three bedrooms, including a generous primary, and a 4 piece bathroom with a large vanity and lots of storage, giving everyone room to get ready with ease! The finished basement adds even more living space, ideal for a family room, play area, or cozy retreat. Out back, the yard is fully finished with cement blocks and fenced—no mowing, no weeding, just pure, low maintenance relaxation. Basement photos prior to tenant moving in. The home also includes a dedicated parking space, adding extra convenience to your day-to-day. And with groceries, schools, walking trails, restaurants, and bus routes just minutes away, life here really is designed for ease. Ready to see it in person? Call your REALTOR® today.