

9421 81 Avenue  
Grande Prairie, Alberta

MLS # A2207244



**\$310,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Floors:** Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**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&rsquo;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.