



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

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9421 81 Avenue
Grande Prairie, Alberta

MLS # A2207244



\$310,000

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.