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9901 Prairie Road  
Grande Prairie, Alberta

MLS # A2285081



**\$279,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Great bi-level for first home or great rental potential located in Patterson Place!!! Mature neighborhood with easements, parks and a taboggan hill! This home has 4 bedrooms, 2 bathrooms, and a large carport. New windows in the front of the house and in the kitchen. Laminate flooring in the living room, kitchen, bedroom, and hallway (on main level). The Kitchen has nice white cabinets and white appliances. There are 2 bedrooms and a full bathroom on the main level. The Basement has a huge family room, a kitchenette (a fridge, stove, and sink), 2 more bedrooms, and a 3 piece bathroom. Side entrance makes this suitable with split entry and already kitchen in bsmt! The Backyard is fenced, landscaped, mature trees, and has an easement. Don't miss out!!! Book your showing today!!!