



9506 76 Avenue  
Grande Prairie, Alberta

MLS # A2190926



**\$325,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** N/A

Updated Half Duplex with Income Potential! This beautifully updated half duplex has been completely renovated from top to bottom and is move-in ready! Featuring modern finishes throughout, this home offers both comfort and functionality. The highlight of this property is the brand-new, non-conforming basement suite, designed with style and practicality in mind. With quartz countertops, a separate entrance, and private designated laundry, its perfect for generating supplemental income or accommodating extended family. Don't miss this incredible opportunity whether you're looking for a fantastic home or a smart investment, this property has it all! Contact us today for more details or to book a viewing!