

# SHELDON SWAIN

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9522 80 Avenue  
Grande Prairie, Alberta

MLS # A1020050



## \$189,900

<b>Division:</b>	Patterson Place.		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Side by Side		
<b>Size:</b>	985 sq.ft.	<b>Age:</b>	1979 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Floors:** Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Stucco, Vinyl Siding

**Foundation:** Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** Second fridge

This home can easily be suited with its separate entrance and kitchenette. Four level split style duplex with bed beds and 1 bath on the upper level. Freshly painted throughout, main bathroom has been recently renovated, and most windows have been replaced. Third level has a large family room with kitchenette and a full bathroom. Basement is partially developed with ample storage under the third level. yard is fully fenced and landscaped with a fire pit and grass easement behind. Located in Patterson just a short walk from schools, playgrounds, Dave Barr arena, day care, and shopping centers.