

**9915 81 Avenue
Grande Prairie, Alberta**

MLS # A2281455

\$260,000



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: N/A

Court Ordered Sale - home in Patterson subdivision that is approximately a 1000 sq.ft. bungalow with a single car detached garage on a good sized fenced lot with a south facing backyard. This property has 3 bedrooms up & 1 bedroom down; there is one 4 pc. bathroom main floor, a 2 pc. ensuite off the Master bedroom & a 3 pc. bathroom in the basement. The Kitchen, dining area & living room make up the balance of the main floor space. The basement is fully developed with a very large family room with newer flooring that seems to be in good condition. The basement bedroom has no flooring. The Lennox furnace is newer (not original). This home has a lot of items & garbage left in the home that will be the responsibility of a buyer to deal with to remove. NO appliances are included in the sale (they may be present at the time of possession). Property is sold As is; Where is. There is no disclosure at all & no information provided about the history of the property. OFFERS SUBMITTED CANNOT HAVE ANY BUYER'S CONDITIONS - ALL OFFERS MUST BE UNCONDITIONAL with a possession date written as 30 days after Court acceptance and be accompanied by a deposit.