



**GRASSROOTS**  
REALTY GROUP

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**6914 100 Street  
Grande Prairie, Alberta**



**\$179,900**

<b>Division:</b>	South Patterson		
<b>Type:</b>	Duplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2000 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Single		
<b>Driveway:</b>	Paved		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl
<b>Land:</b>	-
<b>Features:</b>	Deck, Ensuite

<b>Water:</b>	Municipal
<b>Sewer:</b>	Municipal
<b>Taxes:</b>	\$ 2,534
<b>Condo Fee:</b>	\$ 400
<b>Lot Fee:</b>	-
<b>Maintenance Fee:</b>	-

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings



IMMEDIATE POSSESSION possible. Look at the pictures to see the amazing view over Muskoseepi Park! This well-kept townhome is a 'must see'! This two-story end unit has lots of living space with 3 bedrooms and 2 1/2 baths. The recent upgrades include paint, carpet on the second floor, linoleum on the main floor, lighting fixtures (1 1/2 yrs). Living room has beautiful hard wood flooring with a unique design. Downstairs is framed, drywalled, and painted ready to be finished. Single car garage can house your vehicle or perhaps make more room for your family. Spend warm summer evenings on the deck and enjoy access and view of Bear Creek. This desirable location is close to walking trails, schools, restaurants and the Eastlink Centre. Condo fees \$400 include water, sewer, garbage, maintenance and insurance.