



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6921 99 Street
Grande Prairie, Alberta

MLS # A2222285



\$339,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking, RV Gated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW COVERINGS

This fully developed 4-bedroom home + Den, offering 936 sq ft of living space, is in an amazing location with a large yard, perfect for families or those looking to downsize. The property features ample parking space with a concrete driveway, a large fenced yard ideal for children or pets, and plenty of room for RV parking or building a garage in the back. Just off the back door, you'll find a spacious concrete patio perfect for BBQs. Inside the home boasts well-sized rooms, including a functional kitchen and dining area, a cozy living room with a wood stove for winter warmth, and a fully developed basement with an office area, family room, a large master bedroom + den and a 3pc bathroom. Notable features also include all new PVC windows, High Efficient Furnace, How Water On Demand! Call today to schedule a viewing!