



GRASSROOTS
REALTY GROUP

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**7112 99c Street
Grande Prairie, Alberta**

MLS # A2223549

\$264,900



Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	929 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Wash Tub, Shed

"CHECK IT OUT." Semi detached Bungalow perfect to get you into your first home, your first rental unit, or to down size for your retirement years. This meticulously maintained home has upgraded vinyl windows through out, shingles done last year, brand new counter tops and sink in a clean well kept kitchen, tiled splash guard, stainless steel dishwasher, fridge and stove are only one year old . This wonderful home was professionally renovated throughout six years ago with new siding, windows(including egress window in downstairs bedroom), facia, eavestroughs, inside and outside doors all new flooring and paint up and downstairs . Both Bathrooms were professionally redone. This home 4 bedroom 2 bath home is located on a quiet back street with a large fenced yard and across from a park. Nothing to do but move in and enjoy.