



GRASSROOTS
REALTY GROUP

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7111 99A Street
Grande Prairie, Alberta

MLS # A2224556



\$259,000

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	991 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, See Remarks, Soaking Tub		

Inclusions: N/A

Charming half duplex with a showstopping backyard, RV parking nestled in a family-friendly cul-de-sac in South Patterson Place! Surrounded by mature trees and just a short walk to both Alexander Forbes and St. Patrick Catholic School, this home offers a great location and a ton of value. The main floor features a bright living space with durable vinyl plank flooring that flows throughout the majority of the home, Upstairs offers the open-concept living, dining, and kitchen, three bedrooms, and a 3-piece bathroom with a relaxing soaker tub. Downstairs, you'll find a mostly finished basement with impressive ceiling height, a large family room complete with a sink (perfect for a future bar or kitchenette), another 3-piece bathroom, an additional bedroom, and a laundry room. The carpet downstairs was replaced just a year ago and still looks brand new. Plus, you'll enjoy peace of mind with a furnace that's under 6 months old and a newer water tank. But the real showstopper here is the yard—it's massive, featuring a deck, shed, greenhouse, and plenty of space for kids, pets, gardening, or entertaining.