



GRASSROOTS
REALTY GROUP

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7208 99A Street
Grande Prairie, Alberta

MLS # A2267678



\$239,900

Division:	Hillside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	955 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

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

Inclusions: N/A

Welcome to this charming 3-bedroom, 1-bath half duplex located in the quiet, family-friendly neighborhood of South Patterson. This home is ideal for first-time buyers or anyone looking for an affordable property in a great location. Step inside to find a bright, functional layout with plenty of natural light. The living area offers a warm, comfortable space for relaxing, while the kitchen and dining area provide a cozy setting for family meals or entertaining guests. Down the hall, you'll find three bedrooms and a full bathroom—perfect for a small family or those needing a home office or guest room. Outside, enjoy your fully fenced yard—ideal for pets, kids, or simply relaxing in privacy. There's also plenty of space for parking and future improvements. Located close to schools, parks, shopping, and walking trails, this home combines comfort, convenience, and value.