



GRASSROOTS
REALTY GROUP

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

7104 99C Street
Grande Prairie, Alberta

MLS # A2268898



\$207,900

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	980 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

?? Opportunity Knocks in South Patterson! This duplex is a great investment property or first-time home buyer's opportunity!!! Looking for your next project or investment? This vacant duplex is ready for immediate possession and bursting with potential. Featuring 4 bedrooms and 2 bathrooms, this solid home offers plenty of space for a growing family, a rental opportunity, or a creative renovation vision. With good bones and a layout that works, a little TLC and sweat equity could transform this property into a real gem. Enjoy the peace of having no rear neighbors and easy access to the Muskoseepi Trail System, perfect for evening walks or weekend adventures. Whether you're a first-time buyer ready to build equity or an investor seeking your next value-add opportunity, this South Patterson property is worth a closer look. Bring your ideas—and your tool belt—and unlock the potential waiting within!