



GRASSROOTS
REALTY GROUP

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6906 97 Street
Grande Prairie, Alberta

MLS # A2272427



\$349,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Few Trees		

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

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

This 4 bedroom, 2 full bathroom bungalow is located in a quiet neighborhood across from a children's playground and close to an elementary school. Features include vinyl plank flooring throughout the main level, trendy kitchen bright and open concept living, a fully fenced yard, and a fully developed basement. The basement has a family room, bedroom, 3pc bathroom, storage room flex room (could be used as an office) and laundry room! Vacant ready and for immediate possession!