



GRASSROOTS
REALTY GROUP

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**8033 99A Street
Grande Prairie, Alberta**

MLS # A2277297



\$259,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Asphalt, Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

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

Inclusions: Appliances are as is

New Year. New Project. New Profit. If you've been waiting for the right flip, this is the one. Located in a desirable neighborhood, the heavy lifting has already begun—now it's ready for Grande Prairie's own Chip & Joanna to bring it back to life. The layout is ideal for an up/down suite with rear entry to the lower level. A long driveway and spacious backyard offer excellent potential for a future garage. Don't miss out, call and view the possibilities today! Dirty hands = clean money.