



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.