



GRASSROOTS
REALTY GROUP

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7206 99A Street
Grande Prairie, Alberta

MLS # A2282246



\$249,900

Division:	Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	980 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: WINDOW COVERINGS

This 1/2 duplex in Patterson is an excellent starter home or investment opportunity. The bungalow-style layout offers a comfortable main floor featuring a bright living room, functional kitchen, three generously sized bedrooms, and a full bathroom. The lower level includes a cozy sitting area, an additional bedroom, and another full bathroom. Outside, you'll find a very private yard surrounded by mature trees, complete with a fire pit area—perfect for enjoying long summer evenings.