



7103 99A Street
Grande Prairie, Alberta

MLS # A2300956



\$235,000

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	833 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Laminate Counters, Natural Woodwork, Pantry, See Remarks, Storage, Sump Pump(s), Wet Bar		

Inclusions: Fridge, Stove, Washer, Dryer

Tucked away in a quiet cul-de-sac in desirable South Patterson, this well-kept half duplex offers a great blend of comfort, functionality, and opportunity. The main floor features two bedrooms, a full bathroom, and a generous kitchen that flows nicely into the dining and living areas, creating a bright and welcoming space. Just off the dining area, you'll find a balcony that's perfect for enjoying your morning coffee or unwinding at the end of the day. Downstairs, the home continues to impress with a spacious third bedroom, a large family room that could easily be converted into a fourth bedroom, and an additional area ready for your finishing touches to expand the living space even further. There is also excellent potential to add a second bathroom on the lower level, giving you even more flexibility and value. Outside, the fully fenced yard provides privacy and room to enjoy, along with a storage shed for all your extras. With a recently updated roof already taken care of, this property offers peace of mind and great value. Whether you're looking for a solid investment or a place to call your first home, this South Patterson property is one you won't want to miss.