



**8007 99 Street
Grande Prairie, Alberta**

MLS # A2302705



\$454,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,494 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Gazebo, Landscaped, Level, Many Trees, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Stone Counters, Storage		

Inclusions: N/A

Privacy.....Modern.....Exceptional Lot & Location.....Welcome To Patterson! This one of a kind bungalow will impress you from the moment you start your visit. Instantly you will notice this exceptional 0.19 acre lot which features a massive treed & private back yard, extensive outdoor storage, and a dedicated RV parking stall. Enjoy the updated warm exterior paint tones as and welcoming concrete walk way as you step up to the home. Explore inside and I can assure you that the unique character of this home will have you imagining yourself in front of the wood burning fireplace, & utilizing the fantastic loft space for an office or a kids play room. With soaring ceilings the living room is a perfect place to relax and enjoy your home. Continue on into the kitchen and enjoy the elegant shiplap ceiling feature, the expansive formal dining space, and the sprawling stone countertops & modern cabinetry - an ideal feature for entertaining. Dont forgot to check out the sizable primary bedroom featuring a 3 piece ensuite with luxurious vanity, along with generous closet space. The main floor also features 2 additional bedrooms, a conveniently located 4 piece bathroom, and access to both the rear deck & double attached garage. Downstairs you will find a vast basement living room w/ vinyl plank flooring, along with the perfect guest room or additional bedroom featuring its very own 3 piece ensuite. Be sure to wonder into the huge storage room perfect for keeping your busy household organized. The backyard space is truly remarkable - a mini acreage in the city with multiple sheds, gazebo area, rear deck, whether hosting a large gathering or enjoying the serenity of nature - this yard is a rare find. Welcome to a Patterson Gem - welcome home!