



GRASSROOTS
REALTY GROUP

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7308 99 Street
Grande Prairie, Alberta

MLS # A2141461



\$219,900

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	626 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters		

Inclusions: N/A

This half duplex is a great entry level or investment property. Situated in a mature south side location close to schools, shopping and walking trails. The main floor features a well laid out kitchen with brand-new white cabinets, quartz counters, white subway tile backsplash and brand-new fridge, stove and microwave, a spacious living room, main floor laundry with brand new washer and dryer, half bath and storage room. Freshly painted main floor and newer vinyl plank flooring throughout. Downstairs is developed with 3 bedrooms and full bathroom. The backyard is fenced, landscaped and back and sides onto an easement for additional space between neighbours. Immediate possession available.