



**GRASSROOTS**  
REALTY GROUP

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Grande Prairie, Alberta

MLS # A2152613



**\$245,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	862 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	13-71-6-W6
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RESIDENTIAL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** none

Come see this Bear Creek Village Condo and what this unique community has to offer. This 2 bedroom, 2 bath home features condo living at it's best, while tucked away on a private street, you can enjoy all amenities within walking distance. The Bear Creek Valley and it's extensive walking trails are just steps away from your front door. Inside boasts vaulted ceilings with an open and functional floor plan. Tenants are on there way out so early possession is possible for Sept 1st. Call Your favourite REALTOR NOW to book your own Private View.