



109, 7014 100 Street
Grande Prairie, Alberta

MLS # A2176689



\$275,000

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Patterson Place | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,308 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | No Neighbours Behind, See Remarks | | |

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 450

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding

Zoning: RM

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: N/A

Nestled in a private location close to scenic walking trails, this charming home offers a blend of comfort and convenience. The kitchen is designed for both functionality and style, featuring ample space for meal preparation and hosting, a sunshine ceiling, and a tiled floor that adds a touch of elegance. The upper level boasts three generously sized bedrooms, including a master suite complete with a full 4-piece en-suite bathroom. The fully developed basement is a perfect retreat, featuring a spacious family room with laminate flooring. Outdoor living is a delight with composite decking, providing an ideal space for relaxation and entertainment. The property includes a single attached garage and additional parking on the parking pad. Affordable monthly fees of \$450 cover essential services such as water, lawn care, snow clearing, exterior building maintenance, and garbage removal. All appliances are included, making this home move-in ready. Visitor parking is available on-site, ensuring convenience for guests. Don't miss this fantastic opportunity – call today to schedule your viewing!