



**6910 99A Street  
Grande Prairie, Alberta**

**MLS # A2177740**



**\$270,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped, Street Lighting, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, See Remarks, Vinyl Windows		

**Inclusions:** fireplace/tv wall unit

Located in a local traffic only loop in South Patterson you will find this very nice & affordable home. This is a one owner bungalow which has seen many upgrades over the years including vinyl windows, vinyl siding, oak cabinetry, granite countertops. high efficiency furnace, central AC, concrete, driveway which will accommodate a long RV, lifetime metal shingles, shed & fenced yard. The basement is partially developed with a bedroom, cold room, workshop room and a family room. No houses behind and very close to the Bear Creek trails. This home ready to move in or purchase and do some cosmetic updates to make it your own. Quick possession is available. This is one you will want to see ASAP.