



**7615 99A Street
Grande Prairie, Alberta**

MLS # A2194784



\$424,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,075 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

IT HAS ARRIVED! Wonderfully updated character home in the beautiful neighbourhood of Patterson Place - you are going to want to see this one! It will be love at first sight when you notice the MASSIVE CORNER LOT, MATURE TREES, & TRIPLE HEATED GARAGE! Explore the interior of the home and you are welcomed by an ENTERTAINERS DREAM KITCHEN with JUMBO BUTCHER BLOCK ISLAND, STONE COUNTERTOPS, ELEGANT BACKSPLASH, STAINLESS STEEL APPLIANCES & STUNNING WHITE CABINETRY! The main living area also features a LARGE LIVING ROOM w/ BAY WINDOW for natural light, SPACIOUS FORMAL DINING SPACE & access to the GENEROUS 3 TIERED DECK & PRIVATE BACKYARD. The delight does not stop there as you will notice 2 additional main floor bedrooms, a well appointed primary bedroom & completing the main floor is a DREAM LIKE 4 PIECE BATHROOM COMPLETED UPDATED WITH LARGE GLASS & TILE SHOWER, SOAKER TUB, & OVERSIZED WHITE CABINET VANITY! Continue downstairs and you will feel the warmth and coziness of the GAS FIREPLACE, the utility of 2 additional bedrooms, a flex room & office space, walk up basement w/ access to the back yard, additional living room, & MODERN 3 PIECE BATHROOM WITH CHARMING TILE SHOWER FEATURE. Not only is this home loaded with cosmetic beauty, it also has extensive additional updates including ROOF (2023), LOWER DECK (2023), MIDDLE DECK (2021), FURNACE (2011 W/ 2023 MOTOR REPLACE), HWT (2023), FRONT DOOR (2019), along with additional window upgrades. WELCOME TO A MODERN CHARACTER GEM - WELCOME HOME!