

**8203 99 Street
Grande Prairie, Alberta**

MLS # A2253234



\$349,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	866 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Dog Run Fenced In, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air Conditioner, Garage Door Opener & Controls

Welcome to this charming bi-level home, perfectly nestled in a quiet loop across from a beautiful park in Patterson, an ideal location for families! This inviting home features a single attached garage, air conditioning, newer shingles, paint & flooring all in a spacious layout designed for both comfort and functionality. Step into the bright living room, where a large window fills the space with natural light. The updated kitchen boasts newer stainless steel appliances and flows seamlessly into a cozy dining nook, perfect for family meals. From here, access the backyard oasis complete with a wood deck, a covered pergola for shaded relaxation, and a separate stairway leading to a fenced-off dog run, great for your furry friends! There's also enclosed storage under the deck and a fire pit area, ideal for evenings under the stars. On the main floor, you'll find two good sized bedrooms and a full bathroom. Downstairs, the spacious primary suite includes a 3 piece ensuite & walk-in closet, with a fourth bedroom nearby and convenient access to the garage. This home truly has it all with space, updates, and a family-friendly location you'll love! Book your showing today!