

**7103 99A Street  
Grande Prairie, Alberta**

**MLS # A2300956**



**\$235,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	833 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, Laminate Counters, Natural Woodwork, Pantry, See Remarks, Storage, Sump Pump(s), Wet Bar		

**Inclusions:** Fridge, Stove, Washer, Dryer

Tucked away in a quiet cul-de-sac in desirable South Patterson, this well-kept half duplex offers a great blend of comfort, functionality, and opportunity. The main floor features two bedrooms, a full bathroom, and a generous kitchen that flows nicely into the dining and living areas, creating a bright and welcoming space. Just off the dining area, you'll find a balcony that's perfect for enjoying your morning coffee or unwinding at the end of the day. Downstairs, the home continues to impress with a spacious third bedroom, a large family room that could easily be converted into a fourth bedroom, and an additional area ready for your finishing touches to expand the living space even further. There is also excellent potential to add a second bathroom on the lower level, giving you even more flexibility and value. Outside, the fully fenced yard provides privacy and room to enjoy, along with a storage shed for all your extras. With a recently updated roof already taken care of, this property offers peace of mind and great value. Whether you're looking for a solid investment or a place to call your first home, this South Patterson property is one you won't want to miss.