

8007 99 Street  
Grande Prairie, Alberta

MLS # A2302705



**\$454,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,494 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Gazebo, Landscaped, Level, Many Trees, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco	<b>Zoning:</b>	RG General Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Stone Counters, Storage		

**Inclusions:** N/A

Privacy.....Modern.....Exceptional Lot & Location.....Welcome To Patterson! This one of a kind bungalow will impress you from the moment you start your visit. Instantly you will notice this exceptional 0.19 acre lot which features a massive treed & private back yard, extensive outdoor storage, and a dedicated RV parking stall. Enjoy the updated warm exterior paint tones as and welcoming concrete walk way as you step up to the home. Explore inside and I can assure you that the unique character of this home will have you imagining yourself in front of the wood burning fireplace, & utilizing the fantastic loft space for an office or a kids play room. With soaring ceilings the living room is a perfect place to relax and enjoy your home. Continue on into the kitchen and enjoy the elegant shiplap ceiling feature, the expansive formal dining space, and the sprawling stone countertops & modern cabinetry - an ideal feature for entertaining. Dont forgot to check out the sizable primary bedroom featuring a 3 piece ensuite with luxurious vanity, along with generous closet space. The main floor also features 2 additional bedrooms, a conveniently located 4 piece bathroom, and access to both the rear deck & double attached garage. Downstairs you will find a vast basement living room w/ vinyl plank flooring, along with the perfect guest room or additional bedroom featuring its very own 3 piece ensuite. Be sure to wonder into the huge storage room perfect for keeping your busy household organized. The backyard space is truly remarkable - a mini acreage in the city with multiple sheds, gazebo area, rear deck, whether hosting a large gathering or enjoying the serenity of nature - this yard is a rare find. Welcome to a Patterson Gem - welcome home!