Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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7208 99A Street
Grande Prairie, Alberta

MLS # A2332312



$239,900

Division:	Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	955 sq.ft.	**Age:**	1977 (49 yrs old)
Beds:	3	**Baths:**	1
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Affordable half duplex situated in the Patterson subdivision with brand new roof and with no rear neighbors close to several amenities including grocery stores, restaurants, schools, public bus stops, and the very desired Muskoseepi walking/biking trail system. Long driveway allows for ample parking, including RV parking or potentail for future garage development with city permit/approval. Two entrances available for access , giving you the option to potentially suite the basement if your heart desires. Main level consists of large living room, dining area, kitchen , three bedrooms including the master bedroom and full bathroom. Basement is mostly unfinished and an open canvas for future 2-3 bedrooms, full bathroom, laundry/utility room currently it has a framed large bedroom. Backyard is fully fenced and west backing, which means afternoon/evening sun and no neighbors behind. Whether you are looking to enter into home ownership at an affordable price, or add another rental property to your growing portfolio this home will be sure to please.

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