

**7115 99A Street
Grande Prairie, Alberta**

MLS # A2224022



\$235,000

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,144 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

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

Inclusions: Kitchen appliances, washer and dryer.

Investor alert! Tucked away in a quiet cul de sac, this two-story, semi detached property is ideal for a growing family or simply to purchase as a rental (both sides are available to purchase). The main floor features a cozy living room and a kitchen with a spacious dining area. There's also a back entrance which leads out to a huge pie shaped yard that is landscaped and fenced. On the upper level there are 3 good sized bedrooms and a four piece bathroom. Shingles were replaced in 2023 and HTW tank was replaced in 2021. Located in South Patterson, close to schools, playgrounds, shopping and more!