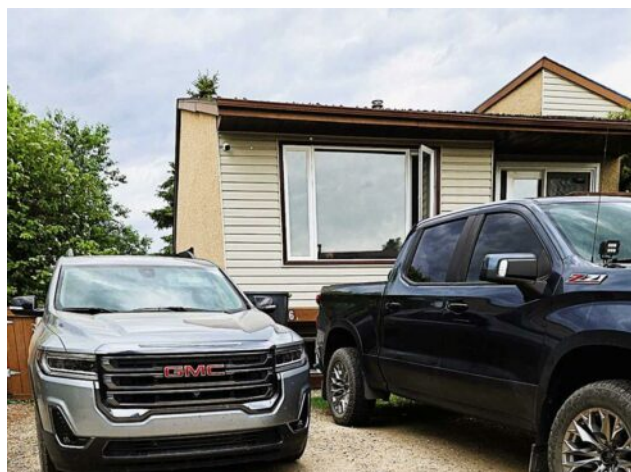


**7106 99A Street  
Grande Prairie, Alberta**

**MLS # A2225995**



# \$263,000

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	826 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 Shed and window coverings as seen

Check out this beautifully renovated duplex in the desirable South Patterson neighborhood! Its location is fantastic, with schools nearby and just a quick drive to the Eastlink/Design Works centre. As you step inside, you'll notice the brand-new flooring. The full kitchen renovation, completed less than a year ago, features stylish white subway tile with dark grout and newer stainless steel appliances, creating a bright and modern space. The main floor also offers two bedrooms and a bathroom that was renovated in the last couple of years. Downstairs, you'll find an additional bedroom, a full bathroom, a spacious rumpus area, and ample storage. For even more storage, the large backyard includes two storage sheds. Kids will also love the generous space in the backyard for playing. Listing agent is related to the Seller