

## 7113 99A Street Grande Prairie, Alberta

## MLS # A2224021



\$235,000

Division:	South Patterson Place				
Type:	Residential/Duplex				
Style:	Attached-Side by Side, Bi-Level				
Size:	954 sq.ft.	Age:	1979 (46 yrs old)		
Beds:	3	Baths:	1		
Garage:	Parking Pad				
Lot Size:	0.11 Acre				
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Pie Shaped Lot				

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

Features: Laminate Counters, See Remarks

Inclusions: Kitchen appliances, washer and dryer

INVESTOR ALERT! Both sides of this duplex are available to purchase. Come and view this lovely semi-detached home which features 3 bedrooms and a full bathroom. The main floor also has a spacious living room, kitchen, and dining area. The basement is open for future development. There is a huge pie-shaped backyard that is fully landscaped and fenced. Shingles replaced in 2017. This well maintained home is located in a quiet cul-de-sac within the subdivision of South Patterson, walking distance from schools, playgrounds, shopping, buses, and more.