

7111 99A Street
Grande Prairie, Alberta

MLS # A2224556



\$259,000

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|-------------|---|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Stucco, Wood Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, See Remarks, Soaking Tub | | |
| Inclusions: | N/A | | |

Charming half duplex with a showstopping backyard, RV parking nestled in a family-friendly cul-de-sac in South Patterson Place! Surrounded by mature trees and just a short walk to both Alexander Forbes and St. Patrick Catholic School, this home offers a great location and a ton of value. The main floor features a bright living space with durable vinyl plank flooring that flows throughout the majority of the home, Upstairs offers the open-concept living, dining, and kitchen, three bedrooms, and a 3-piece bathroom with a relaxing soaker tub. Downstairs, you'll find a mostly finished basement with impressive ceiling height, a large family room complete with a sink (perfect for a future bar or kitchenette), another 3-piece bathroom, an additional bedroom, and a laundry room. The carpet downstairs was replaced just a year ago and still looks brand new. Plus, you'll enjoy peace of mind with a furnace that's under 6 months old and a newer water tank. But the real showstopper here is the yard—it's massive, featuring a deck, shed, greenhouse, and plenty of space for kids, pets, gardening, or entertaining.