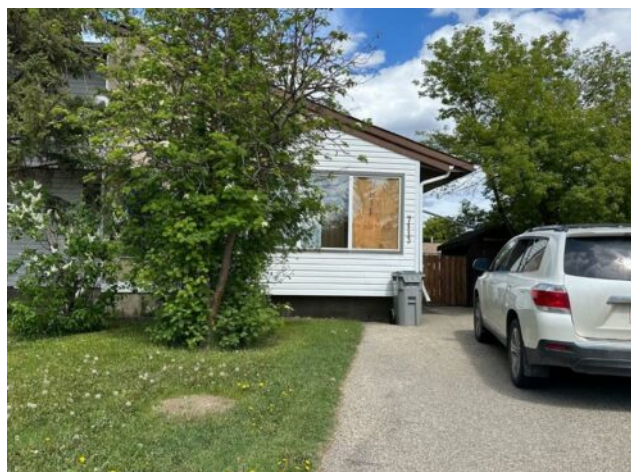


7113 99A Street  
Grande Prairie, Alberta

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

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Laminate Counters, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** Kitchen appliances, washer and dryer

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. Quick possession is possible.