

**7206 99A Street
Grande Prairie, Alberta**

MLS # A2282246



\$249,900

Division: Patterson Place

Type: Residential/Duplex

Style: Attached-Side by Side, Bungalow

Size: 980 sq.ft. **Age:** 1977 (49 yrs old)

Beds: 4 **Baths:** 2

Garage: Parking Pad

Lot Size: 0.12 Acre

Lot Feat: City Lot

Heating: Forced Air

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: WINDOW COVERINGS

This ½ duplex in Patterson is an excellent starter home or investment opportunity. The bungalow-style layout offers a comfortable main floor featuring a bright living room, functional kitchen, three generously sized bedrooms, and a full bathroom. The lower level includes a cozy sitting area, an additional bedroom, and another full bathroom. Outside, you'll find a very private yard surrounded by mature trees, complete with a fire pit area—perfect for enjoying long summer evenings.