

**109, 7014 100 Street
Grande Prairie, Alberta****MLS # A2176689****\$275,000**

Division:	Patterson Place		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,308 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	No Neighbours Behind, See Remarks		

Heating: Forced Air**Water:** -**Floors:** Carpet, Laminate, Linoleum**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** \$ 450**Basement:** Finished, Full**LLD:** -**Exterior:** Vinyl Siding**Zoning:** RM**Foundation:** Poured Concrete**Utilities:** -**Features:** See Remarks**Inclusions:** N/A

Nestled in a private location close to scenic walking trails, this charming home offers a blend of comfort and convenience. The kitchen is designed for both functionality and style, featuring ample space for meal preparation and hosting, a sunshine ceiling, and a tiled floor that adds a touch of elegance. The upper level boasts three generously sized bedrooms, including a master suite complete with a full 4-piece en-suite bathroom. The fully developed basement is a perfect retreat, featuring a spacious family room with laminate flooring. Outdoor living is a delight with composite decking, providing an ideal space for relaxation and entertainment. The property includes a single attached garage and additional parking on the parking pad. Affordable monthly fees of \$450 cover essential services such as water, lawn care, snow clearing, exterior building maintenance, and garbage removal. All appliances are included, making this home move-in ready. Visitor parking is available on-site, ensuring convenience for guests. Don't miss this fantastic opportunity – call today to schedule your viewing!