



GRASSROOTS
REALTY GROUP

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7102 99C Street
Grande Prairie, Alberta

MLS # A2305649



\$255,000

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	954 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot		

Heating: High Efficiency, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: n/a

Great first-time buyer property!!! This fully developed duplex is in a desirable neighborhood of South Patterson, close to schools and trails. 3 beds 1 bath up, and 1 bed 1 bath down creates a nice space - fenced and west-facing landscaped yard. Quiet street. Book your showing today!!!