



6910 99A Street
Grande Prairie, Alberta

MLS # A2177740



\$270,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	937 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	1
Garage:	Concrete Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	No Neighbours Behind, Landscaped, Street Lighting, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal, Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks, Vinyl Windows		

Inclusions: fireplace/tv wall unit

Located in a local traffic only loop in South Patterson you will find this very nice & affordable home. This is a one owner bungalow which has seen many upgrades over the years including vinyl windows, vinyl siding, oak cabinetry, granite countertops. high efficiency furnace, central AC, concrete, driveway which will accommodate a long RV, lifetime metal shingles, shed & fenced yard. The basement is partially developed with a bedroom, cold room, workshop room and a family room. No houses behind and very close to the Bear Creek trails. This home ready to move in or purchase and do some cosmetic updates to make it your own. Quick possession is available. This is one you will want to see ASAP.