



www.keyz.ca  
admin@keyz.ca

7113 99A Street  
Grande Prairie, Alberta

MLS # A2224021



**\$235,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	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. Sorry- no interior photos for privacy of the tenants. Quick possession is possible.