

7113 99A Street  
Grande Prairie, Alberta

MLS # A2224021

**\$235,000**

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	954 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

**Inclusions:** Kitchen appliances, washer and dryer

INVESTOR ALERT! Both sides of this duplex are available to purchase. 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. Lease in place until May 31, 2026. Tenant pays \$1450 per month plus utilities.