



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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7206 99A Street
Grande Prairie, Alberta

MLS # A2282246



\$249,900

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: WINDOW COVERINGS

This 1/2 duplex in Patterson is an excellent starter home or investment opportunity. The bungalow-style layout offers a comfortable main floor featuring a bright living room, functional kitchen, three generously sized bedrooms, and a full bathroom. The lower level includes a cozy sitting area, an additional bedroom, and another full bathroom. Outside, you'll find a very private yard surrounded by mature trees, complete with a fire pit area—perfect for enjoying long summer evenings.