

**7313 99 Street**  
**Grande Prairie, Alberta**

**MLS # A2169167**



**\$348,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Fruit Trees/Shrub(s), Landscaped, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Granite Counters, Pantry, Vinyl Windows, Wet Bar		

**Inclusions:** Fridge in basement, projector in ceiling in basement family room, Shelving in laundry room

WOW take a look at this lovely fully developed 5 bedroom Bungalow that has undergone a complete transformation with modern updates inside & out & is located on a private street in the desirable neighborhood of South Patterson. This area has large lots, many mature trees & is very close to the walking trails in Muskoseepi Park, recreation facilities at Eastlink Centre, shopping, restaurants & entertainment. As you walk up to the front of this home you will see an inviting red door with freshly painted steps & noticeably completely redone exterior. Once inside you will appreciate the freshly painted walls, the updated vinyl plank flooring & clean appearance. The large kitchen is a showstopper with black granite counters, white cabinetry & custom tiled backsplash, as well as stainless appliances (Fridge, Stove, Dishwasher, Hood fan) and a corner pantry for food & small appliance storage. There is a spacious separate dining room just off kitchen, open to kitchen through a half wall, which offers abundant natural light & back door access to the beautiful backyard. There are 3 bedrooms & a 4 pc. bathroom on the main floor located down the hallway from the living room with vinyl plank flooring throughout (no carpet). The finished basement features a large family room with built-in speaker system & ceiling projector for movie nights, as well as a beautiful wet bar with full-size fridge, microwave, separate large freezer & abundant shelves & cupboards. Basement also includes 2 good-sized bedrooms & an updated 3 pc. bathroom with a large 5 ft. fully tiled shower with glass doors. The laundry area is in the utility room, which offers shelving & good storage. There is vinyl plank flooring throughout basement. The basement could serve as in-law suite, & has rental suite potential with a little additional work. Large & private backyard provides a lush retreat, with mature trees, fruit

trees/bushes (saskatoon, cherry, raspberry, haskap, blueberry), raised garden beds with irrigation system, small greenhouse, and full fencing. The backyard also features attractive paving stone walkway that leads to 2 separate patio areas, one with gas line connection, perfect for BBQs & outdoor gatherings. Grass easement behind home provides separation from rear neighbors for additional privacy. Large matching shed with concrete foundation, double doors, windows & built in shelving, suitable for storing small motorized vehicles & garden tools or for using as workshop or kids' playhouse. Extra wide concrete driveway has parking for 4 vehicles, with additional gravel extension suitable for parking RV & extra-wide gate that can fully open from driveway into backyard. This is really a fantastic property in a great neighborhood. Don't wait - it will be gone!!