



DON'T GAMBLE WITH YOUR HOME.
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7313 99 Street
 Grande Prairie, Alberta

MLS # A2169167



\$348,000

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

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	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!!