



**DJ Golden**  
**REAL ESTATE**

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**8033 99A Street**  
**Grande Prairie, Alberta**

**MLS # A2277297**



**\$259,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Driveway, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Appliances are as is

New Year. New Project. New Profit. If you've been waiting for the right flip, this is the one. Located in a desirable neighborhood, the heavy lifting has already begun—now it's ready for Grande Prairie's own Chip & Joanna to bring it back to life. The layout is ideal for an up/down suite with rear entry to the lower level. A long driveway and spacious backyard offer excellent potential for a future garage. Don't miss out, call and view the possibilities today! Dirty hands = clean money.