



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

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**7206 99A Street**  
**Grande Prairie, Alberta**

**MLS # A2282246**



**\$249,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.