

**109, 7014 100 Street**  
**Grande Prairie, Alberta**

**MLS # A2154332**



**\$275,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, See Remarks		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 450

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RM

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window coverings

Nestled in a private location close to scenic walking trails, this charming home offers a blend of comfort and convenience. The kitchen is designed for both functionality and style, featuring ample space for meal preparation and hosting, a sunshine ceiling, and a tiled floor that adds a touch of elegance. The upper level boasts three generously sized bedrooms, including a master suite complete with a full 4-piece en-suite bathroom. The fully developed basement is a perfect retreat, featuring a spacious family room with laminate flooring. Outdoor living is a delight with composite decking, providing an ideal space for relaxation and entertainment. The property includes a single attached garage and additional parking on the parking pad. Affordable monthly fees of \$450 cover essential services such as water, lawn care, snow clearing, exterior building maintenance, and garbage removal. All appliances are included, making this home move-in ready. Visitor parking is available on-site, ensuring convenience for guests. Don't miss this fantastic opportunity — call today to schedule your viewing!