

**212, 6914 100**  
**Grande Prairie, Alberta**

**MLS # A2168513**



**\$339,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 450

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** Microwave, mini fridge, TV downstairs and the freezer in the garage

This stunning townhouse condo, located in the highly sought-after Bear Creek Village on Grande Prairie's south side, offers convenience, style, and low-maintenance living. Perfect for those who work away frequently or simply prefer not to worry about yardwork, this fully developed home includes snow removal and grass cutting as part of the package. Featuring an open floor plan, the bungalow offers ample natural light with lots of white cabinetry in the kitchen, a dining area that leads to a cozy back deck, and plenty of space for all your needs. With 4 bedrooms and 3 bathrooms, this home provides the flexibility of a large basement, ideal for a family room, workout space, or home office. Whether you're looking for a rental investment, downsizing, or buying your first home, this property is a fantastic opportunity. You'll be conveniently located near the city's extensive walking trails, shopping, restaurants, coffee shops, bus routes, and the Eastlink Centre, less than 2 kilometers away. Don't miss out on this incredible opportunity—call today!