

**6906 97 Street**  
**Grande Prairie, Alberta**

**MLS # A2272427**



**\$339,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,024 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

This 4 bedroom, 2 full bathroom bungalow is located in a quiet neighborhood across from a children's playground and close to an elementary school. Features include vinyl plank flooring throughout the main level, trendy kitchen bright and open concept living, a fully fenced yard, and a fully developed basement. The basement has a family room, bedroom, 3pc bathroom, storage room flex room (could be used as an office) and laundry room! Vacant ready and for immediate possession!