

314, 6914 100 Street
Grande Prairie, Alberta

MLS # A2208713



\$254,900

Division:	Patterson Place		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	869 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Creek/River/Stream/Pond, Irregular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Charming Corner-Lot Condo with Stunning Bear Creek River Views! Nestled in a peaceful corner location with beautiful views of Bear Creek River, this bright and inviting 2-bedroom, 1.5-bathroom condo offers the perfect blend of comfort and convenience. Located close to miles of walking trails and just a quick drive to Eastlink Centre, schools, shopping, and more! The main floor features a stylish and functional kitchen, a cozy living area ideal for relaxing or entertaining, and two well-sized bedrooms, including a spacious master with a walk-in closet and a private bathroom. The unfinished basement is already drywalled, offering a great opportunity to customize the space to suit your needs. This well-located home is move-in ready and offers plenty of potential for comfortable living in a scenic, sought-after area. Schedule your viewing today!