

**108, 7014 100Street**  
**Grande Prairie, Alberta**

**MLS # A2155414**



**\$294,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,177 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

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

**Inclusions:** NONE

Welcome to this lovely 3-bedroom townhouse-style condo in Bear Creek Village! This home features 3 bedrooms and 4 bathrooms, making it perfect for a family or those who love having extra space. The attached heated garage is great for keeping your car warm in the winter. Inside, you'll find an open living area that's perfect for spending time with family and friends. The finished basement provides extra space for a game room, office, or whatever you need. For your comfort, the house comes with air conditioning and an air purifier. Step outside to enjoy the composite decking, which is perfect for relaxing or entertaining guests. There's also additional parking available in the driveway for a second car or visitors. This home is conveniently located near miles of walking trails and just a quick drive to the Eastlink Center, schools, shopping, and more! Don't miss out on this wonderful opportunity—call today!