

# \$320,000 - 10113 99 Street, Nampa

MLS® #A2224165

**\$320,000**

4 Bedroom, 2.00 Bathroom, 1,672 sqft

Residential on 0.22 Acres

Northern Sunrise County, Nampa, Alberta

Located in the charming village of Nampa, just 20 minutes from Peace River, this 2022 modular home offers modern living in a peaceful setting. Boasting 1,672 square feet, this spacious home features 4 bedrooms and 2 bathrooms, perfect for families or those seeking extra space. Key Features - Large Lot- Situated on a generous approx 60 x 160 yard, offering plenty of outdoor space. Covered Veranda Deck - Enjoy relaxing on the large covered veranda deck, perfect for entertaining or unwinding. Partially Fenced Yard - Ideal for pets or children to play safely and with minimal work to completely enclose. Low Taxes and Water Rates - Enjoy the benefits of living in Nampa with its low municipal costs saving you thousands of dollars over the life of the home - money that can be well used in other areas. Some warranty remaining on the home, providing peace of mind for the new owner. This home is so new its almost brand new and since its so new all the features have years of life - appliance, furnace, hot water tank, air exchange unit, shingles and with the central air conditioning you are able to relax on the hot nights in the comfort of your home. This almost-new home combines modern amenities with the charm of village life. Don't miss out on this exceptional property! The sign is up!! Call today!!

Built in 2022



## Essential Information

MLS® #	A2224165
Price	\$320,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,672
Acres	0.22
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

## Community Information

Address	10113 99 Street
Subdivision	Northern Sunrise County
City	Nampa
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H2R0

## Amenities

Parking Spaces	4
Parking	Parking Pad

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer, Window Coverings
Heating	Make-up Air, Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	115
Zoning	R

## Listing Details

Listing Office	Century 21 Town and Country Realty
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.