

\$263,000 - 7106 99a Street, Grande Prairie

MLS® #A2225995

\$263,000

3 Bedroom, 2.00 Bathroom, 826 sqft

Residential on 0.09 Acres

South Patterson Place, Grande Prairie, Alberta

Check out this beautifully renovated duplex in the desirable South Patterson neighborhood! Its location is fantastic, with schools nearby and just a quick drive to the Eastlink/Design Works centre.

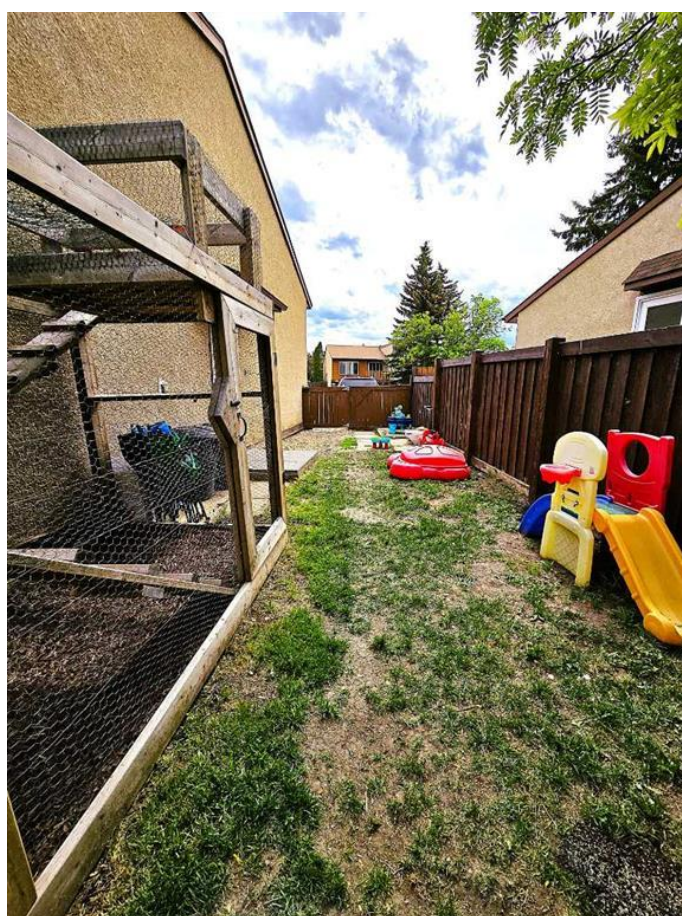
As you step inside, you'll notice the brand-new flooring. The full kitchen renovation, completed less than a year ago, features stylish white subway tile with dark grout and newer stainless steel appliances, creating a bright and modern space. The main floor also offers two bedrooms and a bathroom that was renovated in the last couple of years.

Downstairs, you'll find an additional bedroom, a full bathroom, a spacious rumpus area, and ample storage. For even more storage, the large backyard includes two storage sheds. Kids will also love the generous space in the backyard for playing. Listing agent is related to the Seller

Built in 1979

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2225995 |
| Price | \$263,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 826 |
| Acres | 0.09 |
| Year Built | 1979 |



| | |
|----------|------------------------|
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Bungalow, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 7106 99a Street |
| Subdivision | South Patterson Place |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V 5T6 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|-----------------------------------------------------------------|
| Interior Features | See Remarks |
| Appliances | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Private Entrance, Storage, Kennel |
| Lot Description | Back Yard, Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

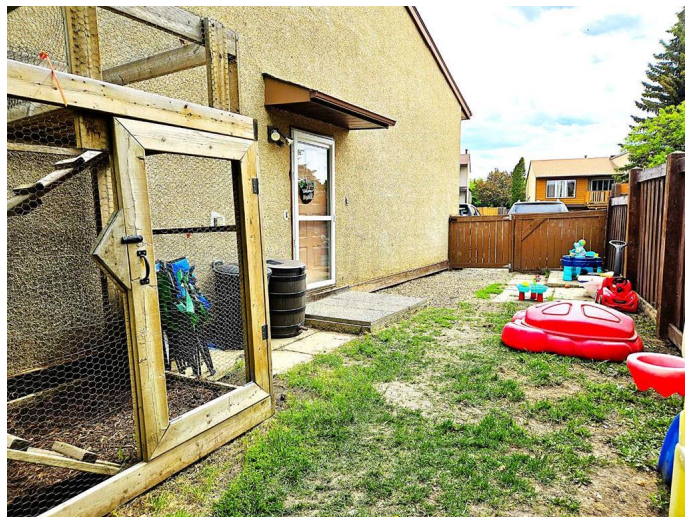
Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 39 |
| Zoning | RG |

Listing Details

Listing Office

2% Realty Edge AB



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