

\$399,900 - 7102 96 Street, Grande Prairie

MLS® #A2261731

\$399,900

4 Bedroom, 4.00 Bathroom, 1,965 sqft

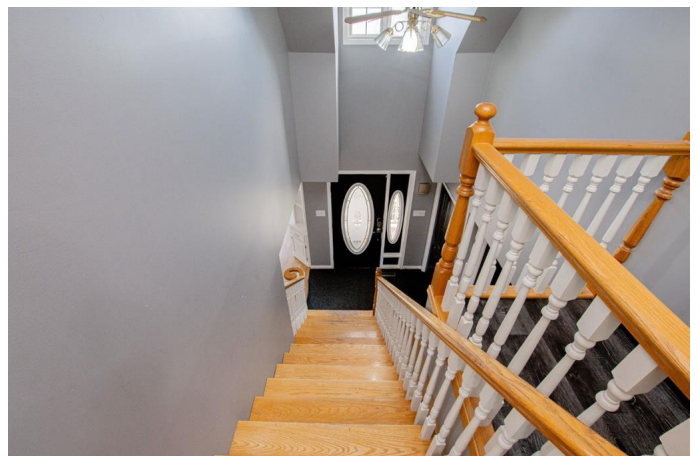
Residential on 0.14 Acres

South Patterson Place, Grande Prairie, Alberta

Located in a prime South Patterson location, directly across from Alexander Forbes School and beside a park, this unique two storey Cape Cod-style home blends warmth, character, and functionality. A soaring entry welcomes you into the front sitting room bathed in natural sunlight, complete with a cozy wood burning fireplace and custom built-in shelving. The main floor offers a versatile den or bedroom with French doors, a spacious kitchen featuring oak cabinetry and stainless steel appliances, and a bright dining area. A sunken living room opens directly to the fully fenced and landscaped backyard, perfect for family living. You'll also find a convenient half bath and laundry room on the main level. Upstairs, the primary bedroom includes a custom feature wall, walk-in closet, and upgraded 3-piece ensuite. Two additional bedrooms, a full bathroom, and a hidden secret room - ideal as a kids' playroom or creative nook complete the upper floor. The basement offers a generous rec room with pool table, two more bedrooms plus a half bath, and plenty of storage space. Additional highlights include a large shed, carport, and privacy thanks to a rear easement. A rare and distinctive find with space and charm in all the right places!Â Book your showing today!

Built in 1988

Essential Information



MLS® #	A2261731
Price	\$399,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,965
Acres	0.14
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7102 96 Street
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6R4

Amenities

Parking Spaces	5
Parking	Attached Carport

Interior

Interior Features	Built-in Features, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Landscaped, See Remarks
Roof	Cedar Shake
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	October 22nd, 2025
Days on Market	5
Zoning	RG

Listing Details

Listing Office	RE/MAX Grande Prairie
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