

# \$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	Side by Side, Bungalow
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	52
Zoning	RG

**Listing Details**

Listing Office                    2% Realty Edge AB

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