

\$259,000 - 7111 99a Street, Grande Prairie

MLS® #A2224556

\$259,000

4 Bedroom, 2.00 Bathroom, 991 sqft

Residential on 0.15 Acres

South Patterson Place, Grande Prairie, Alberta

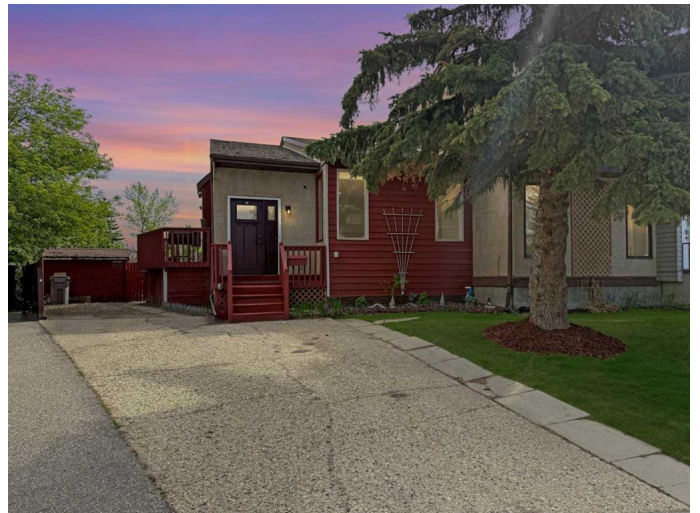
Charming half duplex with a showstopping backyard, RV parking nestled in a family-friendly cul-de-sac in South Patterson Place! Surrounded by mature trees and just a short walk to both Alexander Forbes and St. Patrick Catholic School, this home offers a great location and a ton of value. The main floor features a bright living space with durable vinyl plank flooring that flows throughout the majority of the home, Upstairs offers the open-concept living, dining, and kitchen, three bedrooms, and a 3-piece bathroom with a relaxing soaker tub. Downstairs, you'll find a mostly finished basement with impressive ceiling height, a large family room complete with a sink (perfect for a future bar or kitchenette), another 3-piece bathroom, an additional bedroom, and a laundry room. The carpet downstairs was replaced just a year ago and still looks brand new. Plus, you'll enjoy peace of mind with a furnace that's under 6 months old and a newer water tank. But the real showstopper here is the yard—it's massive, featuring a deck, shed, greenhouse, and plenty of space for kids, pets, gardening, or entertaining.

Built in 1979

Essential Information

MLS® # A2224556

Price \$259,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	991
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	7111 99a Street
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5T6

Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, See Remarks, Soaking Tub
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Other
Lot Description	Few Trees, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2025
Days on Market	3
Zoning	RG

Listing Details

Listing Office	eXp Realty
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