

# \$235,000 - 7115 99a Street, Grande Prairie

MLS® #A2224022

## \$235,000

3 Bedroom, 1.00 Bathroom, 1,144 sqft

Residential on 0.10 Acres

South Patterson Place, Grande Prairie, Alberta

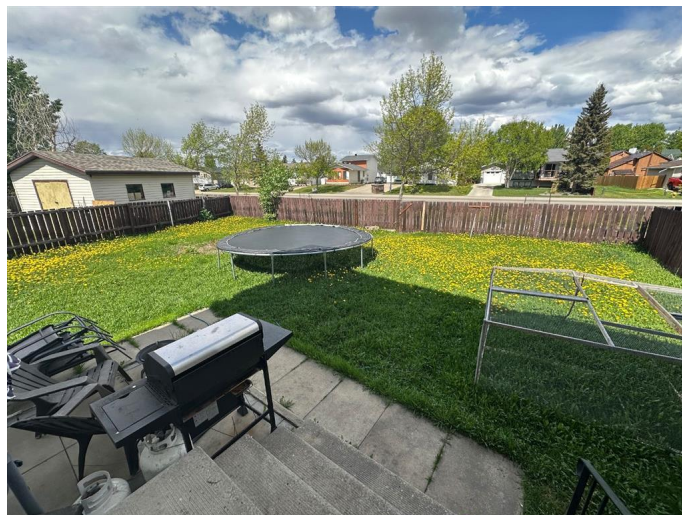
Investor alert! Tucked away in a quiet cul de sac, this two-story, semi detached property is ideal for a growing family or simply to purchase as a rental (both sides are available to purchase). The main floor features a cozy living room and a kitchen with a spacious dining area. There's also a back entrance which leads out to a huge pie shaped yard that is landscaped and fenced. On the upper level there are 3 good sized bedrooms and a four piece bathroom. Shingles were replaced in 2023 and HTW tank was replaced in 2021. Located in South Patterson, close to schools, playgrounds, shopping and more!

Built in 1979

## Essential Information

MLS® #	A2224022
Price	\$235,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,144
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information



Address	7115 99a Street
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5T6

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Laminate Counters
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	23
Zoning	RG

### **Listing Details**

Listing Office	Real Broker
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