

\$235,000 - 7113 99a Street, Grande Prairie

MLS® #A2224021

\$235,000

3 Bedroom, 1.00 Bathroom, 954 sqft

Residential on 0.11 Acres

South Patterson Place, Grande Prairie, Alberta

INVESTOR ALERT! Both sides of this duplex are available to purchase. Come and view this lovely semi-detached home which features 3 bedrooms and a full bathroom. The main floor also has a spacious living room, kitchen, and dining area. The basement is open for future development. There is a huge pie-shaped backyard that is fully landscaped and fenced. Shingles replaced in 2017. This well maintained home is located in a quiet cul-de-sac within the subdivision of South Patterson, walking distance from schools, playgrounds, shopping, buses, and more. Sorry- no interior photos for privacy of the tenants. Lease in place until May 31, 2026. Tenant pays \$1450 per month plus utilities.

Built in 1979

Essential Information

MLS® #	A2224021
Price	\$235,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	954
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side



Status	Active
--------	--------

Community Information

Address	7113 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, See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Barbecue
Lot Description	Back Yard, Cul-De-Sac, Irregular Lot, Pie Shaped Lot
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
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.