

\$379,900 - 7106 96 Street, Grande Prairie

MLS® #A2240252

\$379,900

5 Bedroom, 3.00 Bathroom, 1,129 sqft

Residential on 0.11 Acres

South Patterson Place, Grande Prairie, Alberta

Welcome Home! This 2003 1,200 sq ft bi-level is a solid custom built home, located in the desirable South Patterson area. It boasts a covered front veranda, mature trees and is skirted by two large easements, two parks and across the street from Alexander Forbes School. The open concept main floor with vaulted ceilings, showcases a spacious kitchen with an abundance of counter space, tons of storage and stainless steel appliances. It includes access to the back yard and covered deck. The main floor features 2 good size bedrooms and a gorgeous master with a walk-in closet and full 4 piece ensuite. In the fully finished basement, you will find a large rectangular family room with in-floor heating, 2 more large bedrooms and a full bath that doubles as the laundry room. Recent Updates include new flooring in 2024 throughout the upstairs and lower level bedrooms. Brand new triple pane windows throughout the whole house in May 2025. The private fully fenced and landscaped yard comes with mature trees, a 12ft trampoline and slide off the deck. There is also a large shed and ample storage under the deck. With option for quick possession, you can enjoy this move-in ready home with friends and family around the fire pit while our beautiful summer evenings last!

Built in 2003

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2240252 |
| Price | \$379,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,129 |
| Acres | 0.11 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 7106 96 Street |
| Subdivision | South Patterson Place |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V6R4 |

Amenities

| | |
|----------------|-----------------------------------|
| Parking Spaces | 2 |
| Parking | Driveway, Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Open Floorplan, See Remarks, Storage |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Yard, Backs on to Park/Green Space, Cleared, Landscaped |
| Roof | Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 16th, 2025 |
| Days on Market | 1 |
| Zoning | RG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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