

# \$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
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## 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
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