

\$399,900 - 7102 96 Street, Grande Prairie

MLS® #A2261731

\$399,900

4 Bedroom, 4.00 Bathroom, 1,965 sqft

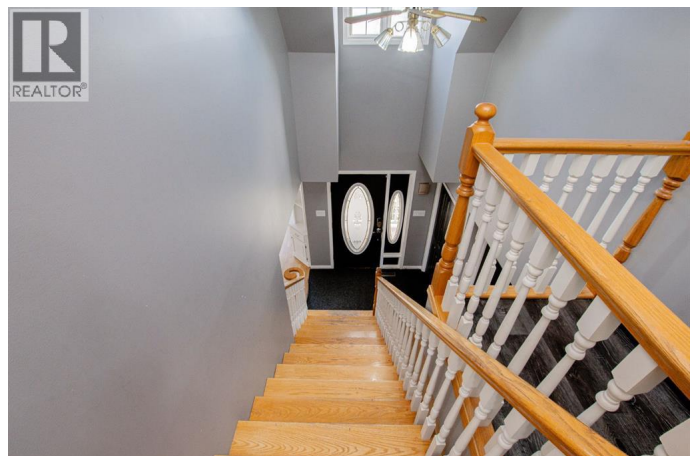
Single Family on 0.14 Acres

South Patterson Place, Grande Prairie, Alberta

Located in a prime South Patterson location, directly across from Alexander Forbes School and beside a park, this unique two storey Cape Cod-style home blends warmth, character, and functionality. A soaring entry welcomes you into the front sitting room bathed in natural sunlight, complete with a cozy wood burning fireplace and custom built-in shelving. The main floor offers a versatile den or bedroom with French doors, a spacious kitchen featuring oak cabinetry and stainless steel appliances, and a bright dining area. A sunken living room opens directly to the fully fenced and landscaped backyard, perfect for family living. You'll also find a convenient half bath and laundry room on the main level. Upstairs, the primary bedroom includes a custom feature wall, walk-in closet, and upgraded 3-piece ensuite. Two additional bedrooms, a full bathroom, and a hidden secret room - ideal as a kids' playroom or creative nook complete the upper floor. The basement offers a generous rec room with pool table, two more bedrooms plus a half bath, and plenty of storage space. Additional highlights include a large shed, carport, and privacy thanks to a rear easement. A rare and distinctive find with space and charm in all the right places!Â Book your showing today! (id:6289)

Built in 1988

Essential Information



Listing #	A2261731
Price	\$399,900
Bedrooms	4
Bathrooms	4.00
Half Baths	2
Square Footage	1,965
Acres	0.14
Year Built	1988
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7102 96 Street
Subdivision	South Patterson Place
City	Grande Prairie
Province	Alberta
Postal Code	T8V6R4

Amenities

Amenities	Park, Playground, Schools
Features	See remarks
Parking Spaces	5
Parking	Carport
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Wood

Listing Details

Listing Office RE/MAX Grande Prairie



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