

\$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	12
Zoning	RG

Listing Details

Listing Office	Real Broker
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