

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

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MLS® #A2261731

**\$399,900**

4 Bedroom, 4.00 Bathroom, 1,965 sqft

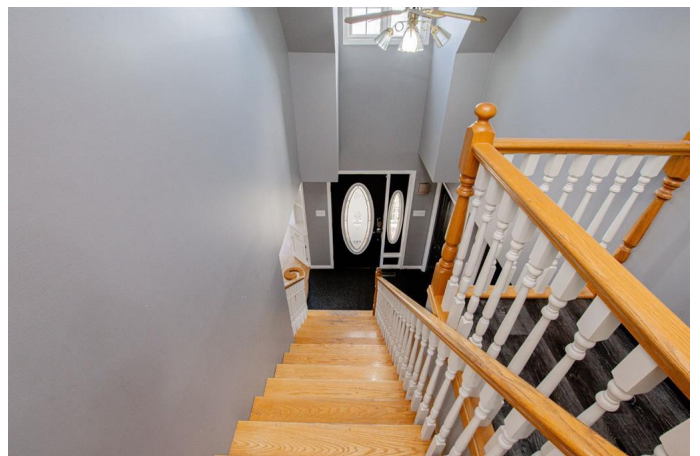
Residential on 0.14 Acres

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!

Built in 1988

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2261731    |
| Price          | \$399,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,965       |
| Acres          | 0.14        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7102 96 Street        |
| Subdivision | South Patterson Place |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 6R4               |

### Amenities

|                |                  |
|----------------|------------------|
| Parking Spaces | 5                |
| Parking        | Attached Carport |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Built-in Features, See Remarks, Walk-In Closet(s)                              |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Wood Burning                                                                   |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Partially Finished                                                       |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Lot Description   | Landscaped, See Remarks |
| Roof              | Cedar Shake             |
| Construction      | Vinyl Siding            |
| Foundation        | Wood                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 2                  |
| Zoning         | RG                 |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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