



**7329 99 Street
Grande Prairie, Alberta**

MLS # A2289151



\$305,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	913 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: Shed, Curtains & Rods

OPEN HOUSE THIS SATURDAY FEB 28TH 2PM TO 4PM! If you've been looking for a great south end location, look no further! Situated on a large lot surrounded by mature trees, this home offers that established neighbourhood feel you'll love. With 913 sq ft this place features 3 bedrooms and 1 full bathroom on the main floor, while the mostly developed basement offers a spacious rec room, a 3-piece bathroom & 2 dens giving you flexible space for a home office or some gym equipment. The backyard offers incredible potential with tons of room to build a garage while still keeping space for kids, pets, or entertaining. This home received new shingles and a new furnace in 2024, along with updated eavestroughs, front living room window, stove, and dishwasher in 2025. This place is perfect for first time buyers or to start off your rental portfolio.