Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

780-505-2159
bobbie-jo@grassrootsrealtygroup.ca

7109 99A Street
Grande Prairie, Alberta

MLS # A2352415

$234,900

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,076 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Other	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Located in Patterson, close to schools and everyday amenities, this bright and clean duplex is a great opportunity for first-time buyers, families, or investors! Featuring 3 bedrooms and 1.5 bathrooms. This home offers a comfortable layout with plenty of potential. Recent updates include fresh paint and new bathroom giving the interior a refreshed feel. The partially finished basement provides additional space for a family area, hobbies, or extra storage. Outside, enjoy the huge pie-shaped lot with plenty of room for kids, pets, gardening, or entertaining. A new deck and front step add to the appeal, while key updates include a furnace replaced in 2019, shingles in 2014, and a hot water tank in 2016. With a spacious pie shaped yard, interior updates, and a convenient Patterson location close to schools, this duplex is one to put on your list!

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