

7330 99A Street
Grande Prairie, Alberta

MLS # A2341029



\$429,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	866 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, No Neighbours Behind		

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

Inclusions: N/A

FULLY UPDATED | 5 BEDROOMS | 2 FULL BATHS | NO REAR NEIGHBOURS | OVERSIZED GARAGE - Welcome to South Patterson — a gorgeous, tree-lined neighbourhood known for its larger lots, mature trees, peaceful streets, and fantastic access to amenities and outdoor recreation. This beautifully updated home is the kind of property buyers have been waiting for: turn-key, move-in ready, and thoughtfully upgraded throughout. From the moment you arrive, you'll appreciate the pride of ownership and the extensive improvements already completed, including new shingles, newer windows, and numerous additional updates that make this home truly move-in ready. Inside, you'll find 5 bedrooms and 2 full bathrooms, offering plenty of flexibility for families, guests, a home office, or additional living space. The modern kitchen features stylish cabinetry and stone countertops, with beautiful stone countertops carried through the bathrooms for a cohesive, contemporary finish. Step outside and discover one of the home's most desirable features — no rear neighbours! Enjoy your private backyard surrounded by mature trees, creating a peaceful and natural setting that's perfect for relaxing, entertaining, or enjoying summer evenings. The lifestyle here is hard to beat. You're just minutes from an incredible network of walking and biking trails, making it easy to get outside and enjoy the surrounding green space. The Dog Park is only a couple of minutes away, while a wide variety of shopping, restaurants, services, and everyday amenities are all conveniently close by. An oversized single-car garage provides excellent additional space for your vehicle, bikes, recreational gear, tools, and storage. With its larger lot, mature trees, private backyard, extensive updates, modern finishes, exceptional outdoor access, and unbeatable convenience, this is a home that truly

delivers the complete package. Turn-key, beautifully updated, and ideally located — simply move in, unpack, and start enjoying everything South Patterson has to offer.