

\$207,900 - 7104 99c Street, Grande Prairie

MLS® #A2268898

\$207,900

4 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.08 Acres

South Patterson Place, Grande Prairie, Alberta

?? Opportunity Knocks in South Patterson!

This duplex is a great investment property or first-time home buyer's opportunity!!!

Looking for your next project or investment?

This vacant duplex is ready for immediate possession and bursting with potential.

Featuring 4 bedrooms and 2 bathrooms, this solid home offers plenty of space for a growing family, a rental opportunity, or a creative renovation vision.

With good bones and a layout that works, a little TLC and sweat equity could transform this property into a real gem. Enjoy the peace of having no rear neighbors and easy access to the Muskoseepi Trail System, perfect for evening walks or weekend adventures.

Whether you're a first-time buyer ready to build equity or an investor seeking your next value-add opportunity, this South Patterson property is worth a closer look. Bring your ideas and your tool belt and unlock the potential waiting within!

Built in 1979

Essential Information

MLS® # A2268898

Price \$207,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	7104 99c Street
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5T7

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Playground
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
-------------	--------------------

Zoning RG

Listing Details

Listing Office RE/MAX Grande Prairie



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.