

\$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
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Days on Market 2
Zoning RG

Listing Details

Listing Office RE/MAX Grande Prairie



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