

**7106 96 Street
Grande Prairie, Alberta**

MLS # A2240252



\$379,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,129 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, See Remarks, Storage		

Inclusions: 12ft Trampoline, Fire pit

Welcome Home! This 2003 1,200 sq ft bi-level is a solid custom built home, located in the desirable South Patterson area. It boasts a covered front veranda, mature trees and is skirted by two large easements, two parks and across the street from Alexander Forbes School. The open concept main floor with vaulted ceilings, showcases a spacious kitchen with an abundance of counter space, tons of storage and stainless steel appliances. It includes access to the back yard and covered deck. The main floor features 2 good size bedrooms and a gorgeous master with a walk-in closet and full 4 piece ensuite. In the fully finished basement, you will find a large rectangular family room with in-floor heating, 2 more large bedrooms and a full bath that doubles as the laundry room. Recent Updates include new flooring in 2024 throughout the upstairs and lower level bedrooms. Brand new triple pane windows throughout the whole house in May 2025. The private fully fenced and landscaped yard comes with mature trees, a 12ft trampoline and slide off the deck. There is also a large shed and ample storage under the deck. With option for quick possession, you can enjoy this move-in ready home with friends and family around the fire pit while our beautiful summer evenings last!