



7210 99A Street
Grande Prairie, Alberta

MLS # A2299262



\$415,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,018 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, See Remarks, T		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home		
Inclusions:	N/A		

Completely reimaged with custom finishes, this one of a kind home blends elevated design with everyday functionality. Originally built in 1978 with approximately 1033 sq ft above grade, this 4 bed, 2 bath home has been fully renovated from top to bottom with thoughtful, high quality details and includes central AC for year round comfort. The main floor is bright, open, and beautifully curated. The living room is anchored by a sleek electric fireplace set into a tiled feature wall, complemented by custom built ins, floating shelving, and a large bay window that fills the space with natural light. The kitchen is both functional and striking, featuring custom cabinetry, a statement island with eating bar, high end appliances, and exceptional storage. The dining area flows effortlessly to the front deck, creating a seamless connection between indoor and outdoor living. The primary bedroom is designed with both comfort and functionality in mind, offering built ins, dual closets, and a cozy TV nook. The main bathroom feels like a private retreat with pebble tile flooring, a live edge vanity, a fully tiled shower with dual showerheads, and a warm wood look tile feature wall. The lower level continues the same elevated feel with large windows that bring in natural light, a striking barn wood feature wall, and herringbone flooring throughout the main living space. This level also includes two spacious bedrooms, a full bathroom with a beautifully tiled shower, and a thoughtfully designed mudroom complete with bench seating, hooks, and a sink. Outdoors, the property truly shines. The expansive, fully fenced yard offers exceptional privacy with mature trees and no rear neighbours. The patio and deck area has been intentionally designed with a pergola, roll down shades, and privacy walls, creating a comfortable and inviting outdoor space. Additional features include blackout blinds, a high efficiency furnace,

LED lighting, modern fixtures, and custom shelving. The south side shingles were replaced in 2022. Two large sheds provide excellent flexibility, including one that is fully insulated and equipped with power, making it ideal for a workshop, studio, or additional workspace. A home where design, comfort, and function come together effortlessly. Call today to book your private showing.