



**GRASSROOTS**  
REALTY GROUP

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**6906 94A Street  
Grande Prairie, Alberta**

**MLS # A2215811**



**\$459,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,416 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Other
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** N/A

Stunning Fully Renovated 4-Bedroom Home in Patterson! Welcome to this beautifully renovated gem, where style, space, and comfort come together. Featuring 4 bedrooms and 3 full bathrooms, this move-in-ready home offers over 1400 sq ft of modern living space, perfect for families. Step into the bright and airy main level, where the open concept design is enhanced by all-new black hardware, a sleek electric fireplace in the living room, and a seamless flow into the designer kitchen. The kitchen is a complete with stainless steel appliances, Quartz countertops, and ample cabinetry for storage and prep. The back entrance is as functional as it is stylish, featuring a custom built-in bench with storage perfect for busy households. Downstairs, a cozy gas fireplace adds warmth and charm to the spacious family room. Situated on a pie-shaped lot, the fenced and private backyard offers plenty of room to relax, garden, or play—plus added privacy thanks to the easement. Every inch of this home has been thoughtfully upgraded with quality finishes throughout. Don't miss your chance to own this turn-key home! Book your private showing today!