



**GRASSROOTS**  
REALTY GROUP

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**7001 93A Street**  
**Grande Prairie, Alberta**

**MLS # A2221077**



**\$364,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Interlocking Driveway, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N.A

Prime Corner Lot Beside the Park &ndash; A Family-Friendly Gem! Welcome to this beautifully maintained home in an amazing location on a spacious corner lot, perfectly positioned beside a park and just a short walk to schools. With abundant natural light, the main level features a bright living room and a stylish kitchen equipped with upgraded stainless steel appliances, including a gas stove. Upstairs, you'll find a spacious primary bedroom with a large closet and a 3-piece ensuite, plus two additional good-sized bedrooms and a full bathroom with a tiled shower surround. The third level offers a cozy wood stove, a fourth bedroom, oversized windows, and a laundry room complete with a utility sink and half bath. The fully finished basement adds even more living space with a generous family room, storage room, and utility room. Central air conditioning is an added bonus in the home. Outside, enjoy a huge backyard that wraps around the home, featuring a deck, stone patio, and a private firepit area with views of the playground. A large, finished, and heated double garage is ideal for parking, storage, or a workshop. There's also a shed with convenient access through large gates. With numerous updates completed over the years including shingles, this home is move-in ready &ndash; no stress, just comfort and convenience in a fantastic neighborhood!