



GRASSROOTS
REALTY GROUP

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7314 93A Street
Grande Prairie, Alberta

MLS # A2225163



\$359,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: N/A

Beautifully renovated bungalow in South Patterson, nestled in a quiet, closed-loop subdivision with no through traffic! Just steps from Alexander Forbes Elementary School and directly across from Bessent Park, this location offers peaceful green space and unbeatable central convenience. Inside, you'll find a bright, welcoming living room that flows into a fully updated kitchen and dining area. The kitchen features crisp white cabinetry, a stylish backsplash, stainless steel appliances, a pantry, and a modern layout that's both functional and inviting. The main floor also includes three bedrooms and a refreshed 4-piece bathroom with clean, modern finishes. Downstairs offers even more living space with a generous family room, a fourth bedroom complete with a large walk-in closet, another 4-piece bath, and a spacious laundry area with loads of extra storage. The backyard is fully fenced and ready to enjoy with a firepit area, storage shed, and plenty of room to play, garden, or relax. An additional bonus to this home is all of the Poly B has been updated to PEX. Contact your favourite agent today to book your showing!