



**GRASSROOTS**  
REALTY GROUP

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**6925 98 Street**  
**Grande Prairie, Alberta**

**MLS # A2238516**



**\$346,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	989 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Irregular Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, stove, range hood, washer, dryer, window coverings

This South Patterson bi-level checks all the boxes starting with the oversized 26' x 33' garage, perfect for the hobbyist, mechanic, or anyone who needs serious workspace. You'll also appreciate the extra RV parking and fully fenced yard with mature trees and a rear easement for added privacy. Inside, the kitchen and living room have been opened up with new windows installed to create a bright, welcoming space that feels modern and functional. The main floor features two bedrooms and a full 4-piece bath, including a spacious primary suite with French doors leading to a private balcony; ideal for morning coffee or evening relaxation. Downstairs offers two more bedrooms, a 3-piece bathroom, and a cozy family room for movie nights or guests. There's also a greenhouse for the green thumb in the family and extra storage tucked neatly under the deck. If you've been looking for a practical layout, great outdoor space, and a garage that truly delivers, this is the one. Book your showing today!