



GRASSROOTS
REALTY GROUP

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8101 94 Street
Grande Prairie, Alberta

MLS # A2263231



\$374,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,013 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: Fridge x 2, dishwasher x 2, stove x2

This charming updated suited bungalow in Patterson blends character with modern comfort on a huge lot with no rear neighbours. The main floor offers 3 bedrooms and a cozy wood-burning fireplace, while the fully suited basement adds another bedroom, its own living space, and a newer gas fireplace, perfect for extra income potential without sacrificing privacy or lifestyle. Thoughtful upgrades over the years include granite countertops with extended prep space, newer appliances, fresh flooring, updated bathrooms, a 4-year-old furnace, 2-year-old hot-water tank, new downstairs gas fireplace, upgraded electrical panel, and refreshed windows, trim, doors, shingles, and fencing. Warm, inviting, and move-in ready, this property combines charm, practicality, and excellent value for both homeowners and investors. Book your showing today—this one's a great find!