



GRASSROOTS
REALTY GROUP

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8101 94 Street
Grande Prairie, Alberta

MLS # A2265195



\$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:	0.16 Acre		
Lot Feat:	Corner Lot, Landscaped, No Neighbours Behind		

Heating: Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: Basement Kitchen appliances

Beautifully renovated Bungalow in Patterson and move-in ready, this impressive 4-bedroom home offers a perfect blend of modern comfort and thoughtful design. The main level features 3 spacious bedrooms, 2 bathrooms including a convenient half-bath ensuite, and a bright open-concept living area with wood fireplace that showcases stunning updates throughout. A separate entry leads you to the fully developed basement, where you'll find a beautiful full kitchenette, an additional bedroom and bathroom, and a brand-new gas fireplace that adds warmth and charm — ideal for guests, extended family, or a potential income suite. No detail has been overlooked in the extensive renovations, which include new windows, furnace, lots electrical, both kitchens, appliances, quartz countertops, updated flooring, and much more. The modern finishes and high-quality craftsmanship create a fresh, inviting atmosphere throughout the entire home. Outside, the large corner lot offers ample yard space and privacy with no rear neighbours — perfect for entertaining, gardening, or simply enjoying the peace and quiet. This home truly checks all the boxes for comfort, style, and versatility. Call a Real Estate Professional today to see this before it's gone!!