



GRASSROOTS
REALTY GROUP

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**6930 98 Street
Grande Prairie, Alberta**

MLS # A2266758



\$319,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,073 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Hood fan, Dishwasher, Bar Fridge, Washer, Dryer, All window coverings, Sheds X2

This charming bungalow is tucked away on a quiet street in South Patterson Place, offering a rare combination of comfort, functionality, and move-in readiness. With 4 bedrooms, 2.5 bathrooms, and a fully finished basement, this home provides ample space for the whole family and the flexibility to suit a variety of lifestyles. The home's curb appeal is inviting, featuring a mature lot with a large backyard that provides added privacy, perfect for children, pets, or entertaining. Step inside to a main floor designed for comfort and practicality: the living room features a decorative fireplace, adding charm and character to the space. The spacious dining area opens through garden doors onto a two-tier deck - ideal for enjoying summer evenings, watching sunsets, or curling up on a chilly winter night. From the kitchen window, you can keep an eye on the backyard, where your family can safely play and explore. Adding to the property's charm are wild strawberry and raspberry patches, plus two garden spots for green thumbs - perfect for growing fresh produce, enjoying outdoor activities, or creating your own private oasis. The fully finished basement provides additional versatile living space, including a large family room, wet bar with mini fridge, an additional bedroom and bathroom, plus laundry facilities. This area is ideal for entertaining, hosting movie nights, or simply relaxing after a long day. The home's layout maximizes functionality and comfort, offering thoughtful design elements and ample storage throughout. Additional highlights include two generously sized sheds for storage, workshops, or hobby equipment, adding flexibility for toys, tools, or seasonal gear. With its move-in ready condition, this property is ideal for families who want to enjoy a comfortable, private setting without the need for renovations. This home offers a perfect balance

of space, privacy, and functionality. From the mature lot with berry patches and gardens to the versatile main and basement living areas, this property truly has it all. A move-in-ready home like this won't remain available for long. Contact your favourite agent today for more details or to schedule your private tour!