



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7418 98 Street
Grande Prairie, Alberta

MLS # A2269665



\$389,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	911 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Other		

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

Inclusions:	NA
-------------	----

Step inside this beautifully renovated bungalow that perfectly blends modern finishes with cozy charm. Every inch of this home has been thoughtfully updated—offering a bright, stylish, and move-in-ready space you’ll love coming home to. The main floor features two bedrooms, including a gorgeous primary suite with a spacious walk-in, dual shower with separate controls, and his-and-her sinks. The main bathroom offers a full four-piece layout with timeless design touches. The heart of the home—the kitchen—boasts sleek quartz countertops, brand-new appliances, and an open layout ideal for cooking or entertaining. Downstairs, you’ll find two additional bedrooms (one generously sized), a large family area, and a beautiful three-piece bathroom with another tiled shower. Oversized basement windows flood the space with natural light, making it feel bright and welcoming. Outside, enjoy a attached single heated garage, a new wood fence, and a freshly updated exterior featuring new siding, eavestroughs, fascia, and windows. Mechanical updates include a newer hot water tank, extensive plumbing upgrades (~80%), and electrical improvements. Set in a quiet, charming neighbourhood, this home truly stands out for its quality craftsmanship and thoughtful design. All that’s left to do is move in and fall in love.