



7039 93 Street
Grande Prairie, Alberta

MLS # A2296702



\$324,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	915 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, freezer, all window coverings, and shed.

Charming Bilevel in South Patterson. Nestled on quiet street in a desirable South Patterson location, this bilevel home offers both comfort and privacy. Offering no rear neighbors, with a spacious fully fenced backyard perfect for relaxing or entertaining. Step outside onto the east facing rear deck, where you can enjoy your morning coffee. Inside on the main floor, the home features nice size kitchen and living room along with two bedrooms and one and a half bathrooms. The basement offers additional living space, including a third bedroom, a convenient laundry and utility room, and a large family room that provides ample space for various activities. The shingles were replaced about 10 years ago, and both the furnace and hot water tank were updated around 2017, giving you peace of mind with major systems. Poly B water piping was also all replaced throughout recently. Front gravel parking pad is large enough for two vehicles with additional street parking available. This home is as functional as it is charming. Whether you're a first-time buyer or looking for an affordable family home in a great neighborhood, this property offers a perfect opportunity to get into the market. Don't miss your chance to make this house your home.