

**7039 93 Street  
Grande Prairie, Alberta**

**MLS # A2296702**



**\$324,900**

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

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