

**6910 94 Street
Grande Prairie, Alberta**

MLS # A2301679



\$379,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Bathroom hung cabinet, Washer, Dryer, Window Coverings, Water softner equipment, Firepit, Shed

Welcome to a beautifully updated home in the heart of South Patterson—set on a quiet street with a spacious easement behind, offering added privacy and openness. This 1,072 sq ft bungalow offers a functional layout with 4 bedrooms and 1.5 bathrooms (plumbing to add another full bathroom in the basement), blending comfort, updates, and everyday practicality. The main level is anchored by a standout custom kitchen, thoughtfully designed with white and grey cabinetry, solid wood dovetail soft-close drawers, quartz countertops, an undermount stainless steel sink, and a timeless white subway tile backsplash. The layout is both functional and inviting, offering ample prep space and storage, while the clean lines and modern finishes create a bright, elevated feel. The adjacent dining area is filled with natural light and opens onto a two-tiered deck and a private, treed backyard—ideal for both daily living and entertaining. A large main floor living room provides a comfortable gathering space, and both front and side entrances add convenience and flexibility for everyday use. Upstairs includes 3 bedrooms, with the primary offering a large walk-in closet and convenient 12" bath ensuite. The main bathroom has been tastefully updated with a tile shower and modern finishes. The fully developed basement adds excellent additional space with a large family room, generous fourth bedroom, and a spacious laundry room complete with basin sink and added storage. You'll also find a massive storage room and a well-organized mechanical area. PVC plumbing and updated shingles (approx. 2019) add further value and peace of mind. Outside, the home continues to impress. The west-facing yard is fully fenced and designed to be enjoyed—with a garden bed, firepit area, and plenty of room for kids and pets. A large 16' x 10' shed

offers loft-style storage and features light panels that allow natural sunlight in—perfect for those with a green thumb. The oversized driveway and rear gate provide access for RV parking or future garage potential. Quiet neighbors and a low-traffic street enhance the overall setting. Located close to walking trails, schools, playgrounds, shopping, and the Eastlink Centre, this is a move-in ready home in one of Grande Prairie’s most desirable neighborhoods. A well-cared-for property with meaningful updates—ready for its next chapter.