

**8101 94 Street**  
**Grande Prairie, Alberta**

**MLS # A2263231**



**\$374,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** Fridge x 2, dishwasher x 2, stove x2

This charming updated suited bungalow in Patterson blends character with modern comfort on a huge lot with no rear neighbours. The main floor offers 3 bedrooms and a cozy wood-burning fireplace, while the fully suited basement adds another bedroom, its own living space, and a newer gas fireplace, perfect for extra income potential without sacrificing privacy or lifestyle. Thoughtful upgrades over the years include granite countertops with extended prep space, newer appliances, fresh flooring, updated bathrooms, a 4-year-old furnace, 2-year-old hot-water tank, new downstairs gas fireplace, upgraded electrical panel, and refreshed windows, trim, doors, shingles, and fencing. Warm, inviting, and move-in ready, this property combines charm, practicality, and excellent value for both homeowners and investors. Book your showing today—this one's a great find!