7001 93A Street
Grande Prairie, Alberta

MLS # A2221077

$364,900

Division:	South Patterson Place
Type:	Residential/House
Style:	4 Level Split

Size:	1,114 sq.ft.	**Age:**	1986 (39 yrs old)
Beds:	4	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached, Heated Garage, Interlocking Driveway, Parking Pad
Lot Size:	0.14 Acre
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Street Lighting

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Laminate, Linoleum, Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Vinyl Siding		**Zoning:**	RG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Ceiling Fan(s)			

Inclusions:	N.A

Prime Corner Lot Beside the Park – A Family-Friendly Gem! Welcome to this beautifully maintained home in an amazing location on a spacious corner lot, perfectly positioned beside a park and just a short walk to schools. With abundant natural light, the main level features a bright living room and a stylish kitchen equipped with upgraded stainless steel appliances, including a gas stove. Upstairs, you'll find a spacious primary bedroom with a large closet and a 3-piece ensuite, plus two additional good-sized bedrooms and a full bathroom with a tiled shower surround. The third level offers a cozy wood stove, a fourth bedroom, oversized windows, and a laundry room complete with a utility sink and half bath. The fully finished basement adds even more living space with a generous family room, storage room, and utility room. Central air conditioning is an added bonus in the home. Outside, enjoy a huge backyard that wraps around the home, featuring a deck, stone patio, and a private firepit area with views of the playground. A large, finished, and heated double garage is ideal for parking, storage, or a workshop. There's also a shed with convenient access through large gates. With numerous updates completed over the years including shingles, this home is move-in ready – no stress, just comfort and convenience in a fantastic neighborhood!