

6929 96 Street  
Grande Prairie, Alberta

MLS # A2291288



## \$429,900

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Patterson Place                  |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | Bi-Level                               |               |                   |
| <b>Size:</b>     | 1,130 sq.ft.                           | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 5                                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                 |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                              |               |                   |
| <b>Lot Feat:</b> | Irregular Lot, Landscaped, Lawn, Level |               |                   |

|                    |                                                            |                   |    |
|--------------------|------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Linoleum, Tile, Vinyl                            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                            | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters, No Smoking Home, Open Floorplan, Pantry |                   |    |

**Inclusions:** Garage Heater

Gorgeous house located on a spacious, beautifully positioned corner lot in the quiet, mature, and highly desirable neighborhood of South Patterson, this exceptionally well-maintained and tastefully updated bi-level offers 1,130 square feet of comfortable living space with 5 bedrooms and 2.5 bathrooms, perfectly suited for families seeking both functionality and charm. Located just steps from Alexander Forbes School and directly across from a peaceful neighborhood park, this inviting home welcomes you with stylish newer laminate flooring throughout the bright main level, a thoughtfully modernized and impressively sized kitchen with ample cabinetry and workspace, and a warm, cozy living room anchored by a classic wood-burning fireplace that creates the perfect atmosphere for relaxing evenings. Off the dining room, a covered deck with a gas line provides an ideal space to unwind or entertain while overlooking the expansive yard. The main floor features three well-appointed bedrooms, including a comfortable primary suite complete with its own private ensuite, along with a full main bathroom for family and guests. Downstairs, the fully developed lower level offers a generous second living area perfect for movie nights or a playroom, along with two additional spacious bedrooms and another full bathroom, providing flexibility for larger families or visiting guests. This home also boasts numerous valuable upgrades and features including BRAND NEW ROOF, hot water on demand, new siding, windows, garage door, and garage heater installed in 2019, plus a massive 20x26 heated and fully finished garage with convenient RV parking alongside. The large, fully fenced yard wraps gracefully around the property and includes a durable chain link fence with privacy slats designed to stand the test of time while still leaving plenty of outdoor space to enjoy. Built in the solid,

quality-focused era of the 1980s, this home benefits from desirable construction features such as 2x6 walls, copper plumbing, a 100 amp electrical panel, copper electrical wiring, and the peace of mind of no sump pump. With its unbeatable location, timeless construction, extensive updates, and immediate possession available if needed, this remarkable property truly offers outstanding value in one of Grande Prairie's most established and family friendly neighborhoods.