

**7726 94A Street  
Grande Prairie, Alberta**

**MLS # A1223388**



**\$302,500**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1977 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Irregular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<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, Garbage
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home		

**Inclusions:** Ceiling fan

Great location and a great home! This home is on a secluded street facing the play park with lots of trees. A quick stroll to shopping and schools. Main floor is open concept. The kitchen island with sink faces into a large and inviting living room with the East facing window to enjoy the morning sun. The living room also has a gas fireplace to cozy up tp on the cold northern winter nights. Primary bedroom is complete with a half bath en-suite and there are 2 more bedrooms and a full bath to complete the main level. Downstairs there is a 2 bedroom 1 bath non-conforming suite and the shared laundry perfect for visiting relatives, roommates or a nice mortgage helper. The back yard is huge and private with lots of perennials and fruit trees.