

# \$364,900 - 7001 93a Street, Grande Prairie

MLS® #A2221077

**\$364,900**

4 Bedroom, 3.00 Bathroom, 1,114 sqft

Residential on 0.14 Acres

South Patterson Place, Grande Prairie, Alberta

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!

Built in 1986



## Essential Information

MLS® #	A2221077
Price	\$364,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,114
Acres	0.14
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	7001 93a Street
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 1C3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Parking Pad, Interlocking Driveway
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Fire Pit  
Lot Description        Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed             May 14th, 2025  
Days on Market        1  
Zoning                  RG

**Listing Details**

Listing Office           RE/MAX Grande Prairie

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.