



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**6910 97 B Street**  
**Grande Prairie, Alberta**

**MLS # A2237530**



**\$419,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,807 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** Fridge, stove, dishwasher, range fan, washer, dryer

Welcome to this beautiful two-story home nestled in a quiet South Patterson cul-de-sac. With great curb appeal, ample parking, and a meticulously cared-for oversized yard, this home checks all the boxes for space, charm, and functionality. Step onto the inviting covered front deck and into a warm, traditional entryway. A more formal living room with French doors and a cozy fireplace offers a perfect space to relax or entertain. The kitchen and dining area overlook the lush backyard and have seen thoughtful updates over the years. A lovely main floor den provides direct access to the back deck and yard, with a convenient half bathroom completing the main level. Upstairs, you'll find four bedrooms, including the spacious primary bedroom, a large 3-piece main bathroom, and a 2-piece ensuite. There's incredible potential to transform one of the secondary bedrooms into a stunning ensuite and walk-in closet, making this home even more versatile. The basement is partially developed and includes a full bathroom, a family room, a dedicated workshop space, and utility/storage areas. The attached garage is oversized, and the mature backyard is surrounded by beautiful trees, offering privacy and a serene outdoor setting. This is a must-see home offering location, space, and long-term potential—perfect for families or anyone looking to settle into one of Grande Prairie's most established neighborhoods.