



**6905 93 Street
Grande Prairie, Alberta**

MLS # A2313475



\$445,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,286 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: Garage Heater, Garage Door Opener, Shed

Attractive and well kept family home, located in Cornerstone, across from Percy Park. Great curb appeal! A gorgeous backyard with trees and flowerbeds, privacy slatted chain-link fence and a comfortable, covered low maintenance deck, to sit and enjoy it all on!! This great home features a double, attached and heated garage with two overhead doors. The entry way of the home is large with plenty of closet space. It has a large, bright living room. The kitchen features lots of cabinets, updated counter tops, a large island and a pantry closet. It has room for a large dining room table and there is access through patio doors to the deck. There are 3 good size bedrooms on the main floor and the primary bedroom has a walk-in closet and a 3 piece ensuite bathroom with an amazing walk-in shower!! The basement consists of a large family room space, a spacious office, a 3 piece bathroom with a walk-in steam shower, a bedroom and a utility / laundry room with a sink. This home features AIR CONDITIONING. HWT new in 2021, Shingles done in 2012. Keep this one at the top of your list as it is a really nice home and mature area with no rear neighbors.