



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8113 94 Street
Grande Prairie, Alberta

MLS # A2325599



\$274,900

Division:	Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	816 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Negotiable

This bi-level duplex in Patterson Place offers a functional layout with four bedrooms and 1.5 bathrooms. The main floor features a large living room, two bedrooms, and a full bathroom. The eat-in kitchen has sliding doors that open onto the back deck and the cute backyard beyond. Downstairs, you'll find a flexible bonus space, two additional bedrooms, a half bathroom, and a separate laundry room. Recent updates include windows, doors, and hotter tank. With no rear neighbours, a practical layout throughout, and a great neighbourhood location, this property offers plenty of versatility.