



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7314 98 Street
Grande Prairie, Alberta

MLS # A2335322



\$385,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	852 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Wet Bar		

Inclusions:	NA
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3 bed 2 bath bilevel in Patterson. Get the best of both worlds with this updated home on a mature lot. Renovated kitchen features white soft close cabinets, tiled backsplash and upgraded stainless appliances. Separate dining area and large living room with patio doors to the giant attached front deck. The 2 upstairs bedrooms both have built in closet organizers, and a tiled 4 piece bathroom to complete the main level. Downstairs is the massive living space with a wet bar! Loaded with character, the stonework and woodwork make this a unique space. There's a wood burning fireplace, plenty of storage, and is well set up to be your ideal hang out location. Downstairs also has the 3rd bedroom, second full bathroom conveniently located next to the bar, and a separate laundry room. Vinyl and tile throughout the main level, and laminate downstairs - No carpet! Water heater replaced in 2023. Garage roof redone in 2023. Windows were all updated, most with triple pane windows, including basement. Garage is boarded and insulated and has a wood burning fireplace. Fully fenced private back yard has a fire pit, shed, and backs onto an easement.