

# \$459,900 - 6906 94a Street, Grande Prairie

MLS® #A2215811

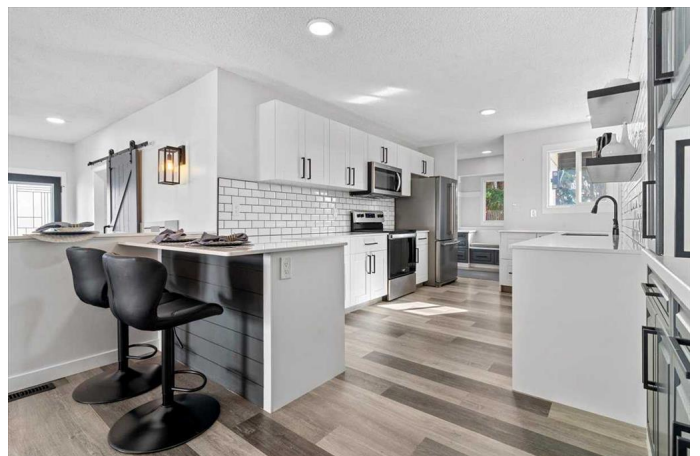
**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.17 Acres

South Patterson Place, Grande Prairie, Alberta

Stunning Fully Renovated 4-Bedroom Home in Patterson! Welcome to this beautifully renovated gem, where style, space, and comfort come together. Featuring 4 bedrooms and 3 full bathrooms, this move-in-ready home offers over 1400 sq ft of modern living space, perfect for families. Step into the bright and airy main level, where the open concept design is enhanced by all-new black hardware, a sleek electric fireplace in the living room, and a seamless flow into the designer kitchen. The kitchen is a complete with stainless steel appliances, Quartz countertops, and ample cabinetry for storage and prep. The back entrance is as functional as it is stylish, featuring a custom built-in bench with storage perfect for busy households. Downstairs, a cozy gas fireplace adds warmth and charm to the spacious family room. Situated on a pie-shaped lot, the fenced and private backyard offers plenty of room to relax, garden, or play—plus added privacy thanks to the easement. Every inch of this home has been thoughtfully upgraded with quality finishes throughout. Don't miss your chance to own this turn-key home! Book your private showing today!



Built in 1980

## Essential Information

MLS® #

A2215811

|                |             |
|----------------|-------------|
| Price          | \$459,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,416       |
| Acres          | 0.17        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6906 94a Street       |
| Subdivision | South Patterson Place |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 5S6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 2                                                      |
| Fireplaces        | Electric, Gas                                          |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | Other     |
| Lot Description   | Back Yard |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Other           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 2                |
| Zoning         | RG               |

**Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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