

# \$374,000 - 8101 94 Street, Grande Prairie

MLS® #A2263231

## \$374,000

4 Bedroom, 3.00 Bathroom, 1,013 sqft

Residential on 0.14 Acres

Patterson Place., Grande Prairie, Alberta

This charming updated suited bungalow in Patterson blends character with modern comfort on a huge lot with no rear neighbours. The main floor offers 3 bedrooms and a cozy wood-burning fireplace, while the fully suited basement adds another bedroom, its own living space, and a newer gas fireplace, perfect for extra income potential without sacrificing privacy or lifestyle. Thoughtful upgrades over the years include granite countertops with extended prep space, newer appliances, fresh flooring, updated bathrooms, a 4-year-old furnace, 2-year-old hot-water tank, new downstairs gas fireplace, upgraded electrical panel, and refreshed windows, trim, doors, shingles, and fencing. Warm, inviting, and move-in ready, this property combines charm, practicality, and excellent value for both homeowners and investors. Book your showing today—this one's a great find!

Built in 1980

## Essential Information

MLS® #	A2263231
Price	\$374,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,013
Acres	0.14



Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8101 94 Street
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5R4

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 8th, 2025
Zoning	RG

**Listing Details**

Listing Office                      Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.