

6910 97 B Street  
Grande Prairie, Alberta

MLS # A2237530



\$419,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,807 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Other, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** Fridge, stove, dishwasher, range fan, washer, dryer

Welcome to this beautiful two-story home nestled in a quiet South Patterson cul-de-sac. With great curb appeal, ample parking, and a meticulously cared-for oversized yard, this home checks all the boxes for space, charm, and functionality. Step onto the inviting covered front deck and into a warm, traditional entryway. A more formal living room with French doors and a cozy fireplace offers a perfect space to relax or entertain. The kitchen and dining area overlook the lush backyard and have seen thoughtful updates over the years. A lovely main floor den provides direct access to the back deck and yard, with a convenient half bathroom completing the main level. Upstairs, you'll find four bedrooms, including the spacious primary bedroom, a large 3-piece main bathroom, and a 2-piece ensuite. There's incredible potential to transform one of the secondary bedrooms into a stunning ensuite and walk-in closet, making this home even more versatile. The basement is partially developed and includes a full bathroom, a family room, a dedicated workshop space, and utility/storage areas. The attached garage is oversized, and the mature backyard is surrounded by beautiful trees, offering privacy and a serene outdoor setting. This is a must-see home offering location, space, and long-term potential—perfect for families or anyone looking to settle into one of Grande Prairie's most established neighborhoods.