

**7023 93 Street**  
**Grande Prairie, Alberta**

**MLS # A2297356**



**\$389,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,164 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Low Maintenance Lands		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Laminate Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** Shed

This beautiful family home in South Patterson has all of the space your family needs to grow, in one of the most desirable subdivisions in the city. Close to multiple schools and amenities, with walking trails right out your back gate and no rear neighbors, it is the perfect location! This 4-level split has underwent many upgrades throughout the years - new architectural shingles, all new doors, mostly new windows, new furnace and a new hot water tank. And of course, AC for those hot summer months! All of the costly items are taken care of so you can move in with peace of mind knowing that all you need to do is make it your own! When you walk into the home you are greeted immediately by a spacious living and dining room. At the back of the main level is your kitchen which offers ample cupboard space and stainless steel appliances. On the upper level you will find two spacious bedrooms, a full bathroom, as well as the primary suite complete with walk-in closet and ensuite with stand-up shower and large vanity. On the third level you will find a large living room / gathering area, perfect for moving nights with the family. Here sits the laundry room, a full bathroom as well as access up and into the attached double car garage. The fourth level offers two additional spacious bedrooms, making this a 5 bedroom home. Secure a sunny future in South Patterson Place today, by booking in a showing with your trusted Realtor. Quick possession available!