

**6905 93 Street**  
**Grande Prairie, Alberta**

**MLS # A2313475**



**\$445,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	1994 (32 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 Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage, Vaulted Ceiling(s)		

**Inclusions:** Garage Heater, Garage Door Opener, Shed

Attractive and well kept family home, located in Cornerstone, across from Percy Park. Great curb appeal! A gorgeous backyard with trees and flowerbeds, privacy slatted chain-link fence and a comfortable, covered low maintenance deck, to sit and enjoy it all on!! This great home features a double, attached and heated garage with two overhead doors. The entry way of the home is large with plenty of closet space. It has a large, bright living room. The kitchen features lots of cabinets, updated counter tops, a large island and a pantry closet. It has room for a large dining room table and there is access through patio doors to the deck. There are 3 good size bedrooms on the main floor and the primary bedroom has a walk-in closet and a 3 piece ensuite bathroom with an amazing walk-in shower!! The basement consists of a large family room space, a spacious office, a 3 piece bathroom with a walk-in steam shower, a bedroom and a utility / laundry room with a sink. This home features AIR CONDITIONING. HWT new in 2021, Shingles done in 2012. Keep this one at the top of your list as it is a really nice home and mature area with no rear neighbors.