ROBERT HART MOORE
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8111 94 Street
Grande Prairie, Alberta

MLS # A2348675

$254,900

Division:	Patterson Place		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,129 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, See Remarks		

Inclusions: lawn mower

This 1,129 sq. ft. two-storey duplex offers an affordable opportunity in Patterson Place and is truly move-in ready! The main floor features a nice-sized living area and an eat-in kitchen with newer cupboards and countertops. A convenient side door opens directly onto the back deck and backyard—perfect for BBQing, relaxing, or enjoying the warmer months. A handy half bath located just off the side entrance completes the main floor. Upstairs, you’ll find three good-sized bedrooms and a full bathroom featuring a newer tub and tile. Recent improvements include a **new roof completed in September 2026**, **hot water tank installed in 2019**, and a **furnace approximately 2010**. The home has also been professionally cleaned from top to bottom, including professionally cleaned carpets, furnace, and air ducts—making it fresh, clean, and ready for its next owner. The basement is wide open and ready for future development, offering plenty of potential to create additional living space and add value. Enjoy your morning coffee on the covered front veranda, all while being conveniently located close to schools, shopping, walking trails, and everyday amenities. A great option for first-time home buyers, investors, or anyone looking for an affordable home with room to grow. Seller is a licensed REALTOR® in Alberta.

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