

\$334,900 - 6910 94 Street, Grande Prairie

MLS® #A2259340

\$334,900

4 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.14 Acres

South Patterson Place, Grande Prairie, Alberta

Charming 1100 sqft bilevel situated in a private treed location backing onto easement, close to schools, shopping and south side recreation amenities, in always desirable South Patterson. This solid home has been extremely well maintained by the same owner for the past 36 years and has seen many tasteful and professionally completed updates. Along with the serene setting, the new designer kitchen is sure to be one of your favorite parts of this fine home. Custom white and grey kitchen crafted by Donovan Mills includes solid wood dovetail soft close drawers and cabinets, quartz countertops with undermount stainless sink and white subway tile backsplash. Adjacent to the kitchen is bright dining room with new patio doors overlooking two-tiered deck, fenced yard and mature evergreen trees. The main floor also includes open living room, updated bathroom with tile shower and 3 bedrooms including the primary bedroom with large walk-in closet and $\frac{1}{2}$ bath ensuite. The basement includes a nice family room with plenty of pot lights, very large bedroom, spacious laundry area with sink and functional mechanical room with loads of storage space and added shelving. Exterior has nice curb appeal with flat roof lines, vertical board and batten aluminum siding, wood accents and decorative maintenance free shakes in the back. Large asphalt driveway provides ample parking and a large swinging gate provides access to oversized shed or potential for RV Parking or



detached garage. Other notable features include: no carpet, updated lighting, modern décor and tasteful maple handrail with metal spindles. Come check out this adorable, well taken care of home, in a great location before its too late.

Built in 1980

Essential Information

MLS® #	A2259340
Price	\$334,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,100
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	6910 94 Street
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5S8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Few Trees, Private
Roof	Asphalt Shingle
Construction	Wood Siding, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	5
Zoning	RG

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

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.