

# \$364,900 - 7001 93a Street, Grande Prairie

MLS® #A2221077

**\$364,900**

4 Bedroom, 3.00 Bathroom, 1,114 sqft

Residential on 0.14 Acres

South Patterson Place, Grande Prairie, Alberta

Prime Corner Lot Beside the Park – A Family-Friendly Gem! Welcome to this beautifully maintained home in an amazing location on a spacious corner lot, perfectly positioned beside a park and just a short walk to schools. With abundant natural light, the main level features a bright living room and a stylish kitchen equipped with upgraded stainless steel appliances, including a gas stove. Upstairs, you'll find a spacious primary bedroom with a large closet and a 3-piece ensuite, plus two additional good-sized bedrooms and a full bathroom with a tiled shower surround. The third level offers a cozy wood stove, a fourth bedroom, oversized windows, and a laundry room complete with a utility sink and half bath. The fully finished basement adds even more living space with a generous family room, storage room, and utility room. Central air conditioning is an added bonus in the home. Outside, enjoy a huge backyard that wraps around the home, featuring a deck, stone patio, and a private firepit area with views of the playground. A large, finished, and heated double garage is ideal for parking, storage, or a workshop. There's also a shed with convenient access through large gates. With numerous updates completed over the years including shingles, this home is move-in ready – no stress, just comfort and convenience in a fantastic neighborhood!

Built in 1986



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2221077      |
| Price          | \$364,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,114         |
| Acres          | 0.14          |
| Year Built     | 1986          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7001 93a Street       |
| Subdivision | South Patterson Place |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8W 1C3               |

## Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 4                                                                         |
| Parking        | Double Garage Attached, Heated Garage, Parking Pad, Interlocking Driveway |
| # of Garages   | 2                                                                         |

## Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | Central Air                                                                                                                          |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Wood Burning Stove                                                                                                                   |
| Has Basement      | Yes                                                                                                                                  |

Basement                      Finished, Full

**Exterior**

Exterior Features      Fire Pit  
Lot Description        Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 14th, 2025  
Days on Market        3  
Zoning                    RG

**Listing Details**

Listing Office            RE/MAX Grande Prairie

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