

# \$374,000 - 8101 94 Street, Grande Prairie

MLS® #A2263231

## \$374,000

4 Bedroom, 3.00 Bathroom, 1,013 sqft  
Residential on 0.14 Acres

Patterson Place., Grande Prairie, Alberta

This charming updated suited bungalow in Patterson blends character with modern comfort on a huge lot with no rear neighbours. The main floor offers 3 bedrooms and a cozy wood-burning fireplace, while the fully suited basement adds another bedroom, its own living space, and a newer gas fireplace, perfect for extra income potential without sacrificing privacy or lifestyle. Thoughtful upgrades over the years include granite countertops with extended prep space, newer appliances, fresh flooring, updated bathrooms, a 4-year-old furnace, 2-year-old hot-water tank, new downstairs gas fireplace, upgraded electrical panel, and refreshed windows, trim, doors, shingles, and fencing. Warm, inviting, and move-in ready, this property combines charm, practicality, and excellent value for both homeowners and investors. Book your showing today—this one's a great find!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263231  |
| Price          | \$374,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,013     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1980        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8101 94 Street   |
| Subdivision | Patterson Place. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 5R4          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home   |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas                              |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 2                                                 |
| Fireplaces        | Gas, Wood Burning                                 |
| Has Basement      | Yes                                               |
| Basement          | Full, Suite                                       |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Other                                |
| Lot Description   | Back Lane, Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding                         |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 3                 |

Zoning

RG

Listing Details

Listing Office

Sutton Group Grande Prairie Professionals

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