

# \$419,900 - 6910 97 B Street, Grande Prairie

MLS® #A2237530

**\$419,900**

4 Bedroom, 4.00 Bathroom, 1,807 sqft

Residential on 0.18 Acres

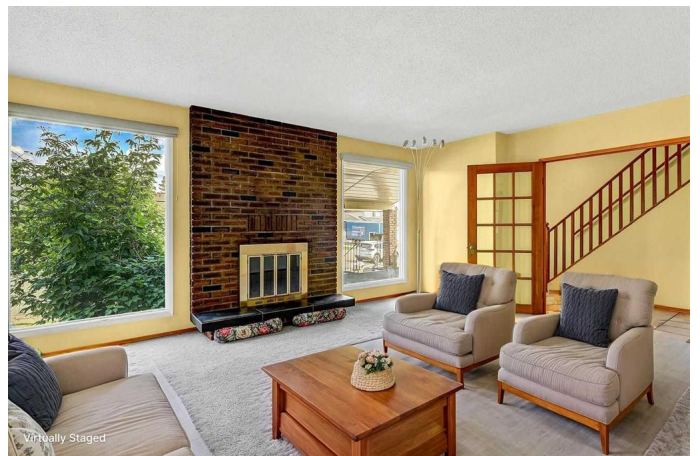
South Patterson Place, Grande Prairie, Alberta

Welcome to this beautiful two-story home nestled in a quiet South Patterson cul-de-sac. With great curb appeal, ample parking, and a meticulously cared-for oversized yard, this home checks all the boxes for space, charm, and functionality.

Step onto the inviting covered front deck and into a warm, traditional entryway. A more formal living room with French doors and a cozy fireplace offers a perfect space to relax or entertain. The kitchen and dining area overlook the lush backyard and have seen thoughtful updates over the years. A lovely main floor den provides direct access to the back deck and yard, with a convenient half bathroom completing the main level.

Upstairs, you'll find four bedrooms, including the spacious primary bedroom, a large 3-piece main bathroom, and a 2-piece ensuite. There's incredible potential to transform one of the secondary bedrooms into a stunning ensuite and walk-in closet, making this home even more versatile.

The basement is partially developed and includes a full bathroom, a family room, a dedicated workshop space, and utility/storage areas. The attached garage is oversized, and the mature backyard is surrounded by beautiful trees, offering privacy and a serene outdoor setting.



This is a must-see home offering location, space, and long-term potentialâ€”perfect for families or anyone looking to settle into one of Grande Prairieâ€™s most established neighborhoods.

Built in 1980

### Essential Information

MLS® #	A2237530
Price	\$419,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,807
Acres	0.18
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6910 97 B Street
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5E6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Granite Counters, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Storage
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Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Balcony, Garden, Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Wood Siding, Other
Foundation	Poured Concrete

## Additional Information

Date Listed	July 7th, 2025
Days on Market	7
Zoning	RG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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