

# **\$304,900 - 8117 94 Street, Grande Prairie**

MLS® #A2266751

## **\$304,900**

5 Bedroom, 2.00 Bathroom, 958 sqft  
Residential on 0.08 Acres

Patterson Place., Grande Prairie, Alberta

Whether you are looking to enter into home ownership at an affordable price, or add another duplex to your growing rental portfolio this duplex will be sure to please. Situated on quiet street in Patterson subdivision with fenced yard and no rear neighbors. Heading on inside you will appreciate the extensive professional updates completed recently. Main floor consists of decent size living room, generous sized dining, and kitchen with adequate counter + cabinet space and must have pantry. Remainder of the main floor is completed with 3 good sized bedrooms and full bathroom also this unit has its own laundry separate from basement unit laundry. Side entrance gives you access to your back yard as well as the basement that is finished with two bedrooms, full bathroom and the potential to add a kitchen and make it a suite for additional rent potential as its completely separated already. Back yard is fully fenced and complimented by a shed and no rear neighbors. Book your viewing today to witness this updated duplex ( note the other side is for sale as well so you could own full side by side duplex today! reference mls# A2266133 for the other side for sale as well)

Built in 1980

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2266751  |
| Price  | \$304,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 958                    |
| Acres          | 0.08                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8117 94 Street   |
| Subdivision | Patterson Place. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 5R4          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full                                                    |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Other                                                         |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt                                                       |
| Construction      | Mixed                                                         |
| Foundation        | Poured Concrete                                               |

### Additional Information

Date Listed                    October 24th, 2025

Days on Market            3

Zoning                        RG

## **Listing Details**

Listing Office                RE/MAX Grande Prairie



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