

7104 93A Street  
Grande Prairie, Alberta

MLS # A2283805



**\$444,900**

**Division:** South Patterson Place

**Type:** Residential/House

**Style:** 4 Level Split

**Size:** 1,206 sq.ft. **Age:** 1984 (42 yrs old)

**Beds:** 6 **Baths:** 2

**Garage:** Attached Carport

**Lot Size:** 0.12 Acre

**Lot Feat:** City Lot, Cul-De-Sac, Street Lighting

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Beamed Ceilings, Ceiling Fan(s), No Smoking Home

**Inclusions:** shed

This beautifully updated 4-level split blends modern upgrades with a relaxed West Coast feel, offering tons of character and a truly unique layout you don't see every day. Thoughtfully remodelled from top to bottom, this home feels fresh, welcoming, and full of personality. You'll notice the attention to detail right away, with new windows and sliding doors bringing in loads of natural light, along with updated sinks, fixtures, lighting, and bathtubs throughout. The kitchen has been completely redesigned with new cabinets and a functional layout that works just as well for everyday living as it does for hosting. New flooring, updated bathrooms, fresh paint, trim, and interior doors tie everything together for a clean, cohesive look. Big-ticket upgrades are already done, including newer shingles, a newer hot water tank, and a new fence, so you can move in with confidence. A separate entrance adds flexibility for guests, extended family, or future options. Set on a quiet street across from a large park, this home offers peaceful surroundings and easy access to green space. The easement beside and behind the property creates a more open feel and added privacy; something you'll really appreciate. Located in a mature, established neighbourhood, you'll enjoy tree-lined streets, larger lots, and the kind of community feel that's hard to find in newer areas. A great mix of style, comfort, and location; this is a home that feels as good as it looks. Sellers wish to continue showings .