

6925 98 Street
Grande Prairie, Alberta

MLS # A2238516



\$346,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	989 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Few Trees, Front Yard, Irregular Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, stove, range hood, washer, dryer, window coverings

This South Patterson bi-level checks all the boxes starting with the oversized 26' x 33' garage, perfect for the hobbyist, mechanic, or anyone who needs serious workspace. You'll also appreciate the extra RV parking and fully fenced yard with mature trees and a rear easement for added privacy. Inside, the kitchen and living room have been opened up with new windows installed to create a bright, welcoming space that feels modern and functional. The main floor features two bedrooms and a full 4-piece bath, including a spacious primary suite with French doors leading to a private balcony; ideal for morning coffee or evening relaxation. Downstairs offers two more bedrooms, a 3-piece bathroom, and a cozy family room for movie nights or guests. There's also a greenhouse for the green thumb in the family and extra storage tucked neatly under the deck. If you've been looking for a practical layout, great outdoor space, and a garage that truly delivers, this is the one. Book your showing today!