

\$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 7

Zoning RG

Listing Details

Listing Office RE/MAX Grande Prairie



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