

7325 97A Street
Grande Prairie, Alberta**MLS # A2337438****\$349,900**

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,237 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Shed, Greenhouse

The Triple B - Big, Beautiful, Bungalow tucked away on an incredibly quiet, almost hidden street in the beautiful, mature neighbourhood of South Patterson, this rock solid 5 bedroom, 2.5 bathroom bungalow is the kind of home that proves they really don't build them like they used to! Offering over 2,300 sqft of total living space, a terrific family friendly layout, and not a stitch of carpet anywhere, this home has been lovingly owned by the same family for decades and meticulously maintained and cleaned to a level where a piece of dust would get lonely. The spacious upper level is a huge bonus, featuring 3 bedrooms and 1.5 bathrooms, while the mostly developed lower level adds even more comfortable living space, 2 additional bedrooms, and another bathroom. Over the years, the home has been thoughtfully refreshed with an updated kitchen cabinets, backsplash, countertops, flooring, paint, light fixtures, appliances, mostly newer windows, plus upgrades to the furnace and hot water tank, while the kitchen stove is practically brand new. Sitting on an impressive lot nearly 60 feet wide and over 110 feet deep, the exterior offers just as much to love, with a beautifully landscaped and fully fenced backyard, garden, greenhouse, and a fantastic ground level deck complete with built in bench seating. The extra long driveway running alongside the house provides an abundance of additional parking and excellent RV potential, while the wide lot and backyard access may even offer an exciting opportunity to build a future garage without sacrificing accessibility. Beyond the updates, what really stands out is just how incredibly solid this home feels it has the kind of bones that come from an era when homes were built with purpose, craftsmanship, and longevity in mind rather than simply shaving costs and maximizing margins. Spacious, spotless, versatile, and exceptionally well cared

for, this is a home that could just as easily be your first house as your last, offering the space to raise a family, the yard to enjoy for decades, and the unmistakable pride of ownership that simply can't be manufactured. Come see it for yourself, this one will make you smile!