



GRASSROOTS
REALTY GROUP

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**7677 Patterson Drive
Grande Prairie, Alberta**

MLS # A2221171



\$349,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	985 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Shed

Well-maintained and fully developed 4-bedroom, 2-bathroom home backing onto green space! This property offers great value and convenience, located near St. Patrick Catholic School, Dave Barr Community Centre, and a nearby strip mall. The home was thoughtfully updated in 2018, including new windows, doors, siding, shingles, and a kitchen renovation with stainless steel appliances. Additional updates at the time included new flooring, fresh paint, lighting, and a high-efficiency furnace. The hot water tank was replaced in 2024. The basement is fully finished with a spacious rec room, a large bedroom, an updated second bathroom, a storage/office area, and a mechanical room. The paved driveway is long enough for RV parking, and there's room to build a garage if desired. Just move in and enjoy this turnkey home. Book your showing Today.