



GRASSROOTS
REALTY GROUP

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**7677 Patterson Drive
Grande Prairie, Alberta**

MLS # A2236279



\$344,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	985 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	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 3-bedroom, 2-bathroom home backing onto green space in a quiet, family-friendly area. Conveniently located near St. Patrick Catholic School, Dave Barr Community Centre, and shopping amenities. The home was extensively updated in 2018 with new windows, doors, siding, shingles, and a modern kitchen featuring stainless steel appliances. It also includes a high-efficiency furnace and a new hot water tank (2024). The fully finished basement offers a spacious living room, rec room, den with a full bathroom and a mechanical room. The paved driveway provides ample parking, including room for an RV, and there's space to build a garage if desired. This move-in ready home offers great value—book your showing today!