



**GRASSROOTS**  
REALTY GROUP

**1-833-477-6687**  
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**7715 Patterson Drive  
Grande Prairie, Alberta**

**MLS # A2239873**



**\$119,000**

**Division:** Patterson Place

**Lot Size:** 0.17 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RG

**Water:** -

**Sewer:** -

**Utilities:** -

Unlock the potential of this prime redevelopment opportunity in a sought-after location! Sitting on a massive 70' x 110' lot, this property is zoned RG, allowing for either a side-by-side duplex or a legal up/down suite—perfect for investors or builders looking to maximize rental income and resale value. The existing structure is a teardown and the property is being sold "AS IS WHERE IS", but the water connection is already in place—a major cost saver of nearly \$10,000 compared to a brand-new lot. Nestled next to parks, schools, and a nearby ice rink, this location is ideal for families and long-term tenants alike. Whether you're building a full duplex or an up/down investment property, this lot gives you the space and zoning to make it happen.