



GRASSROOTS
REALTY GROUP

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**8014 Patterson Drive
Grande Prairie, Alberta**

MLS # A2244309



\$339,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	rg
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: basement suite appliances

Investor & First-Time Buyer Opportunity on updated a 4 bed 2 bath home with a legal secondary basement suite and detached garage offers exceptional value and income potential. The upper level has just been refreshed with new paint throughout (including ceilings), updated door hardware, some lights replaced, modern bathroom vanity, and low-maintenance laminate and vinyl plank flooring has been done in the past. It features 3 bedrooms, 1 full bathroom, and a bright, functional layout—perfect for an owner-occupant or quality tenant. The legal basement suite has its own private rear entrance, dedicated furnace, a spacious living area, cozy bedroom, and oversized ensuite bath. Shared laundry is conveniently located in the basement for both suites. The current basement tenant pays \$1,100/month including utilities and would like to stay, though the lease ends September 30, giving the new owner flexibility. Additional updates include newer shingles (approx. 7 years old) on both the house and 26' x 16' detached garage. This home sits on a bus route with a stop across the street, and is within walking distance to the Patterson shopping plaza, Safeway, and other amenities—making it ideal for tenants and owners alike. Whether you're house-hacking or looking to expand your rental portfolio, this property is move-in ready with great upside! (Basement Suite photos are from when it was vacant.)