



**8302 Patterson Drive
Grande Prairie, Alberta**

MLS # A2175766



\$345,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,248 sq.ft.	Age:	1974 (50 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive,		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: N/A

Take a look at this move in ready recently updated spacious bilevel home with attached 24' x 30' heated garage. With over 1200 sq.ft of living space this home offers 6 bedrooms & 3 bathrooms. New updates include fresh paint on walls & trim, newer vinyl plank flooring, some new lighting, updated electrical plugs throughout, new shingles in 2020, & hot water tank replaced (2021) which are all items that are perfect to just move right in. This home is in a very desirable neighborhood with close access to grocery stores, convenience shopping, restaurants, liquor store, dentist, pub & public transit. It is within walking distance to 2 elementary schools. There is tons of parking here with the super large garage, double front concrete driveway & an additional side paved parking pad. There are two decks in the backyard - the upper deck is perfect to have the BBQ sit & the private lower deck is perfect for a gazebo & patio furniture. The yard is all landscaped & fully fenced. Take a look at this affordable move in ready property Today!!