



**7653 Patterson Drive
Grande Prairie, Alberta**

MLS # A2194303



\$334,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	954 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind		

Heating:	High Efficiency	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

VERY WELL KEPT FULLY DEVELOPED HOME IN PATTERSON PLACE!!!! This 3 bedroom and 2 bathroom home has been renovated and is in immaculate condition!!! The kitchen has dark cabinets, new countertops, backsplash, and all high-end stainless steel appliances including a smart fridge. Laminate flooring throughout the entire house. Huge mud room at the back of the home that leads out to a good-size deck. There are 2 bedrooms and a full bathroom on the main floor. The basement has a large family room, 3rd large bedroom, a 3 piece bathroom, and a laundry room with a sink, and an extra washer which is perfect for washing work clothes. New siding, insulation, and all new windows within the last couple of years. New hot water tank. The backyard is fully fenced, landscaped, there is storage under the deck, a shed, and a gate to access the back field. This property backs onto St Pats school and is perfect for a family with little kids. Don't miss out and book your showing today!!!