

**7677 Patterson Drive  
 Grande Prairie, Alberta**

**MLS # A2221171**



**\$349,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	985 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Shed

Well-maintained and fully developed 4-bedroom, 2-bathroom home backing onto green space! This property offers great value and convenience, located near St. Patrick Catholic School, Dave Barr Community Centre, and a nearby strip mall. The home was thoughtfully updated in 2018, including new windows, doors, siding, shingles, and a kitchen renovation with stainless steel appliances. Additional updates at the time included new flooring, fresh paint, lighting, and a high-efficiency furnace. The hot water tank was replaced in 2024. The basement is fully finished with a spacious rec room, a large bedroom, an updated second bathroom, a storage/office area, and a mechanical room. The paved driveway is long enough for RV parking, and there's room to build a garage if desired. Just move in and enjoy this turnkey home. Book your showing Today.