

**7818 Patterson Drive  
Grande Prairie, Alberta**

**MLS # A2124714**



**\$312,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,007 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/a

Wonderful investment or first time buyer opportunity! South side location on a large mature lot and ready for immediate possession! This 4 bedroom home has had some big updates in the last few years including all NEW WINDOWS, SHINGLES, FURNACE AND HOT WATER TANK! Also included in the new updates are beautiful vinyl plank flooring, lighting, baseboards and trim and paint throughout! Upstairs you will find 3 bedrooms including a primary suite with double closets and a half ensuite! Downstairs is another massive bedroom, office/den, huge family room, full bathroom and a full kitchen. Amazing opportunity for a mortgage helper or just enjoy the whole house with your family! Located in Patterson on a bus route with excellent long term neighbors on either side and walking distance to great schools, parks and shopping. Contact your fav real estate professional book a showing today!