

7818 Patterson Drive
Grande Prairie, Alberta

MLS # A2124714



\$312,000

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

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