



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**7677 Patterson Drive**  
**Grande Prairie, Alberta**

**MLS # A2236279**



**\$344,900**

<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>	3	<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 3-bedroom, 2-bathroom home backing onto green space in a quiet, family-friendly area. Conveniently located near St. Patrick Catholic School, Dave Barr Community Centre, and shopping amenities. The home was extensively updated in 2018 with new windows, doors, siding, shingles, and a modern kitchen featuring stainless steel appliances. It also includes a high-efficiency furnace and a new hot water tank (2024). The fully finished basement offers a spacious living room, rec room, den with a full bathroom and a mechanical room. The paved driveway provides ample parking, including room for an RV, and there's space to build a garage if desired. This move-in ready home offers great value—book your showing today!