



**7206 Patterson Drive  
Grande Prairie, Alberta**

**MLS # A2321419**



**\$409,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Many Trees, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Welcome to this beautifully updated bungalow nestled in the highly sought after family community of Patterson. Offering 5 spacious bedrooms and 2.5 bathrooms, this move-in ready home provides the perfect combination of comfort, functionality, and charm for growing families. The heart of the home features a stunning wood-burning fireplace with a floor to ceiling stone accent, creating a warm and inviting focal point. Recent updates include fresh paint, new flooring, and baseboards throughout, allowing you to move in and enjoy without the hassle of renovations. Patio doors lead to a private backyard retreat complete with a large deck and beautifully refreshed garden space, perfect for entertaining, relaxing or enjoying summer evenings. The heated double attached garage provides year round convenience and additional storage. Ideally located within walking distance of two schools and multiple playgrounds, this home offers the lifestyle today's families are looking for. Lovingly maintained and thoughtfully updated, this exceptional property is ready to welcome its next owners. Don't miss your opportunity to make this Patterson gem your new home.