



GRASSROOTS
REALTY GROUP

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7634 Patterson Drive
Grande Prairie, Alberta

MLS # A2327376



\$339,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,008 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome home to this bright, beautifully renovated bi-level situated on a mature lot with established trees, a fully fenced yard and a paved driveway. Offering 5 bedrooms, 2 full bathrooms, and an exceptional layout, this home provides generous living space that's perfect for growing families or anyone looking for room to spread out. Major exterior renovations completed in 2016 include Cambridge architectural shingles, Jeld-Wen windows and trim, new siding with added front wall insulation, aluminum soffit and fascia, eavestroughs, and parging repairs—giving you peace of mind and excellent curb appeal. Inside, the 2016 renovations transformed the home with updated flooring, a refreshed kitchen, modernized bathrooms, trim and baseboard, and hot water tank. More recently, the current owners have just completed a full interior repaint of the walls and trim, along with professional furnace and duct cleaning, leaving the home feeling fresh, clean, and truly move-in ready. With open-concept living areas, an abundance of natural light, and a fantastic floor plan, this home offers the perfect blend of comfort, function, and value. Available for quick possession—simply move in and start enjoying your new home!