



GRASSROOTS
REALTY GROUP

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8026 Patterson Drive
Grande Prairie, Alberta

MLS # A2335624



\$419,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	838 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	n/a
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Welcome to this beautifully renovated home where everything has been updated and is ready for you to move in and enjoy! Featuring 4 bedrooms and 2 bathrooms, this property offers a bright, modern main floor with 2 bedrooms, a full bathroom, stylish living space, kitchen, and its own separate laundry. The fully developed basement offers an additional 2 bedrooms, full bathroom, kitchen, separate entrance, and its own laundry — providing excellent flexibility for extended family, guests, or the potential to generate rental income and help offset your mortgage. Beautifully renovated throughout with a fresh, modern finish, this home offers a great combination of style, functionality, and versatility. Outside, you'll find a fully fenced yard providing privacy and plenty of space to enjoy. Whether you're looking for a move-in-ready home for your family or a property with excellent mortgage-helper potential, this one is definitely worth a look!