

**7720 Patterson Drive**  
**Grande Prairie, Alberta**

**MLS # A2281067**



**\$289,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	779 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** shed, basement fridge & stove, wash & dryer

Located in convenient Patterson, this up/down property presents a fantastic opportunity for investors or buyers seeking reliable rental income. The home is configured with two fully self-contained suites, upper unit with 2 bedrooms and one bathroom, basement with 1 bedroom & 1 bathroom along with separate heat sources for added comfort and efficiency. The upper suite features updated flooring and a refreshed kitchen and is currently rented month to month at \$1,350, while the lower suite is rented for \$1,050 month to month. Rent includes all utilities and internet, as the property is not separately metered, creating a simple and attractive setup for both tenants and owners. Both tenants have expressed interest in staying, providing immediate and stable income. Conveniently located close to a bus stop, the property also offers excellent exterior amenities including a carport, a fully fenced yard, and a shed for additional storage. This is a solid income-producing property! Suite is legal non-conforming.