

7656 Patterson Drive
Grande Prairie, Alberta

MLS # A2341541



\$329,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	865 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

Welcome to this well-maintained bungalow in the desirable Patterson neighbourhood, conveniently located close to schools, shopping, parks, and a variety of other amenities. The inviting entryway offers a spacious coat closet for added convenience. The main floor features a generous dining area with built-in cabinetry, flowing into a bright white kitchen complete with an island and convenient access to the backyard. A large front window fills the space with natural sunlight while offering a pleasant view of the street. The primary bedroom, two additional bedrooms, and a full bathroom complete the main level. Downstairs, the partially developed basement provides valuable additional living space, a fourth bedroom, and a convenient half bathroom. The basement has had all required permits pulled and has seen numerous updates, including new electrical, spray-foamed walls, and new ducting. The concrete walls and foundation were also inspected by B.W. Birch when the new basement window was installed. Numerous major updates provide peace of mind for the next owner. The furnace and hot water-on-demand system were replaced in 2019, along with the installation of a backwater valve. The roof on both the house and garage was replaced in 2022. All windows have been replaced with the exception of the main front window. Outside, enjoy the back deck, landscaped and fenced yard, and a spacious 10 x 15 ft shed for additional storage. The single detached 16 x 23 ft garage is insulated and heated, making it a practical space year-round. With a functional layout, abundant natural light, extensive updates, and a fantastic location close to everyday amenities, this home is a great opportunity for families, first-time buyers, or investors. Book your showing today!