

7309 Patterson Drive
Grande Prairie, Alberta

MLS # A2341891



\$329,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	828 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage, Vinyl Windows		

Inclusions: fridge and stove in basement

OPEN HOUSE - SUNDAY SEPT 27TH, 2-4 Pm! Welcome to this charming 3 bedroom, 2 bathroom home nestled on a large, private lot in the desirable community of Patterson Place. Fully updated throughout, this home offers numerous recent improvements, including a new roof, fresh paint, some new flooring, and stainless steel kitchen appliances. The main floor features a bright, open layout with a generous living room, kitchen, and dining area, along with two bedrooms and a full bathroom. Downstairs, you'll find a spacious family room complete with a second kitchen and wood burning fireplace, an additional bedroom, full bathroom, laundry area, and plenty of storage. Step outside and enjoy the beautiful yard, with plenty of space to relax and entertain. The property offers a large deck, sunroom, large storage shed, and a good sized driveway. Located within walking distance of schools and shopping, this home offers both comfort and convenience. Take a look today before it's gone!