

7205 Patterson Drive
Grande Prairie, Alberta

MLS # A2349265



\$389,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,442 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Wood Frame, Wood Siding	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), French Door, Open Floorplan, See Remarks, Skylight(s), Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer.

Welcome to this fantastic family bungalow in South Patterson, ideally located backing onto Alexander Forbes School. This bright and inviting home offers a great open-concept layout with plenty of space for the whole family. The living and dining areas feature beautiful plantation shutters, while a wood-burning fireplace adds warmth and character to the main living space. The main floor offers two generous-sized bedrooms, including a spacious primary bedroom with its own half-bath ensuite. Just off the main living area, the sunroom is a great place to relax and provides direct access to the backyard. Outside, you will appreciate the beautifully landscaped front and back yards, a nice deck, and the added bonus of backing directly onto the school grounds. The oversized heated single-car garage offers excellent space for parking, storage, hobbies, or projects. The mostly developed basement adds even more living space with a generous family room, a full bathroom, and two additional bedrooms, making it a great setup for teenagers, guests, a home office, or a growing family. With four bedrooms, two and a half bathrooms, great living space, mature landscaping, a wood-burning fireplace, a heated garage, and a fantastic South Patterson location, this is a home that truly needs to be seen in person to be appreciated.