

7231 Patterson Drive
Grande Prairie, Alberta

MLS # A2351032



\$335,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,254 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Irregular Lot, L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Central vacuum system, All window coverings

Lovely older home backing onto Playground - No Rear Neighbors!! This solid home built on a large lot has a lot of updates and has been kept in immaculate condition by the long term owners. Unique 4 level split design with development on all 4 levels. The upper level offer 3 bedrooms & the main 4 pc. bathroom. The main floor consists of a spacious living room, good size dining area with sliding patio door to a nice covered deck & the kitchen offering a lot of cabinets. The cabinets in this home are solid oak & newly installed a few years back & still show like brand new. There is a back entrance a few steps down from the main floor to the backyard & this access also has several steps to the 3rd level. The 3rd level has a 3 pc. bathroom, bedroom or office & a nice size family room with wood burning fireplace. A few more steps to the basement where there is a small bedroom, craft room, utility room, main open area with laundry, cold room & tons of dry storage under the whole 3rd level. The yard is beautiful - there are raspberry bushes, apple trees, garden area, and nice garden shed. The yard is fully fenced and overlooks the playground. Upgrades to the home: white vinyl windows, new sliding patio door & 2 exterior doors replaced, shingles redone, new Lennox furnace, new hot water tank, new asphalt driveway.