

**8302 Patterson Drive
Grande Prairie, Alberta**

MLS # A2175766

\$345,000



Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,248 sq.ft.	Age:	1974 (50 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive,		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: N/A

Take a look at this move in ready recently updated spacious bilevel home with attached 24' x 30' heated garage. With over 1200 sq.ft of living space this home offers 6 bedrooms & 3 bathrooms. New updates include fresh paint on walls & trim, newer vinyl plank flooring, new kitchen counters, some new lighting, updated electrical plugs throughout, new shingles in 2020, & hot water tank replaced (2021) which are all items that make it easy to just move right in. The main floor has the large living room, dining area with garden doors to the upper deck area, kitchen with tons of cabinets, back entrance access to the yard and main floor laundry, 3 bedrooms and 2 bathrooms. The basement has an equally huge family room with sink/cabinet area and 4 bedrooms with one renovated bathroom. This home is in a very desirable neighborhood with close access to grocery stores, convenience shopping, restaurants, liquor store, dentist, pub & public transit. It is within walking distance to 2 elementary schools. There is tons of parking here with the large garage, double front concrete driveway & an additional side paved parking pad. There are two decks in the backyard - the upper deck is perfect to have the BBQ sit & the private lower deck is perfect for a gazebo & patio furniture. The yard is all landscaped & fully fenced. Take a look at this affordable move in ready property Today!!