

**7610 Patterson Drive
Grande Prairie, Alberta**

MLS # A2176569



\$344,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	940 sq.ft.	Age:	1975 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: appliances

Beautifully renovated home in the sought-after Patterson Place neighborhood, just minutes from shopping and schools. This home has been completely transformed inside and out, with exceptional attention to detail, making it truly move-in ready! Updates in addition to the complete renovation include new windows, patio doors, and a furnace, with shingles replaced only two years ago! The main level offers a bright living room, a brand-new kitchen with modern appliances, three comfortable bedrooms, and a stylish bathroom featuring a tiled shower/tub area. Downstairs, the fully developed basement boasts a cozy rec room with a wood-burning fireplace, two spacious bedrooms, and a sleek 3-piece bathroom with a glass shower. Enjoy the expansive backyard from the covered deck, accessible through the kitchen patio doors—a perfect space for relaxing or entertaining. This home is a must-see, ready for you to move in and start enjoying!