

# \$349,900 - 7677 Patterson Drive, Grande Prairie

MLS® #A2221171

**\$349,900**

5 Bedroom, 2.00 Bathroom, 985 sqft  
Residential on 0.14 Acres

Patterson Place., Grande Prairie, Alberta

Well-maintained and fully developed 4-bedroom, 2-bathroom home backing onto green space! This property offers great value and convenience, located near St. Patrick Catholic School, Dave Barr Community Centre, and a nearby strip mall. The home was thoughtfully updated in 2018, including new windows, doors, siding, shingles, and a kitchen renovation with stainless steel appliances. Additional updates at the time included new flooring, fresh paint, lighting, and a high-efficiency furnace. The hot water tank was replaced in 2024. The basement is fully finished with a spacious rec room, a large bedroom, an updated second bathroom, a storage/office area, and a mechanical room. The paved driveway is long enough for RV parking, and there's room to build a garage if desired. Just move in and enjoy this turnkey home. Book your showing Today.

Built in 1974

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2221171  |
| Price          | \$349,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 985       |
| Acres          | 0.14      |
| Year Built     | 1974      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7677 Patterson Drive |
| Subdivision | Patterson Place.     |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |
| Postal Code | T8V3Z4               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, No Neighbours Behind |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Vinyl Siding  |
| Foundation        | Poured Concrete   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 14th, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 1  |
| Zoning         | RG |

## **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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