

# \$344,900 - 7677 Patterson Drive, Grande Prairie

MLS® #A2236279

## \$344,900

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

Patterson Place., Grande Prairie, Alberta

Well-maintained and fully developed 3-bedroom, 2-bathroom home backing onto green space in a quiet, family-friendly area. Conveniently located near St. Patrick Catholic School, Dave Barr Community Centre, and shopping amenities. The home was extensively updated in 2018 with new windows, doors, siding, shingles, and a modern kitchen featuring stainless steel appliances. It also includes a high-efficiency furnace and a new hot water tank (2024). The fully finished basement offers a spacious living room, rec room, den with a full bathroom and a mechanical room. The paved driveway provides ample parking, including room for an RV, and there's space to build a garage if desired. This move-in ready home offers great value—book your showing today!

Built in 1974

## Essential Information

MLS® #	A2236279
Price	\$344,900
Bedrooms	3
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	July 2nd, 2025
Days on Market	25

Zoning                      RG

## **Listing Details**

Listing Office              RE/MAX Grande Prairie

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