

\$119,000 - 7715 Patterson Drive, Grande Prairie

MLS® #A2239873

\$119,000

0 Bedroom, 0.00 Bathroom,
Land on 0.17 Acres

Patterson Place., Grande Prairie, Alberta

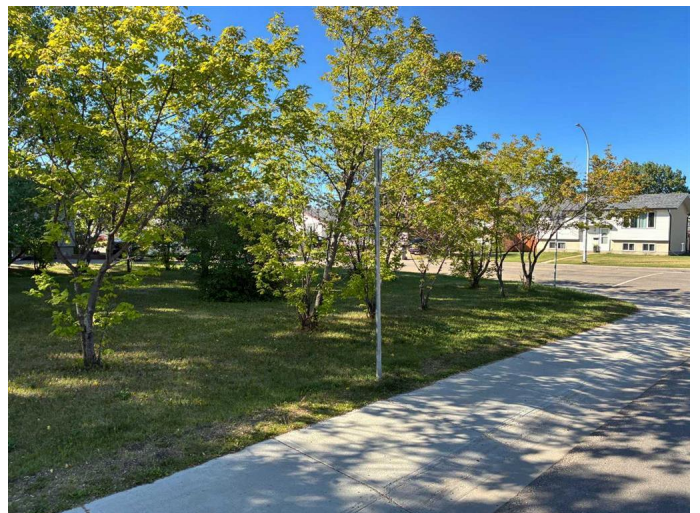
Unlock the potential of this prime redevelopment opportunity in a sought-after location! Sitting on a massive 70' x 110' lot, this property is zoned RG, allowing for either a side-by-side duplex or a legal up/down suite—perfect for investors or builders looking to maximize rental income and resale value.

The existing structure is a teardown and the property is being sold "AS IS WHERE IS", but the water connection is already in place—a major cost saver of nearly \$10,000 compared to a brand-new lot.

Nestled next to parks, schools, and a nearby ice rink, this location is ideal for families and long-term tenants alike. Whether you're building a full duplex or an up/down investment property, this lot gives you the space and zoning to make it happen.

Essential Information

MLS® #	A2239873
Price	\$119,000
Bathrooms	0.00
Acres	0.17
Type	Land
Sub-Type	Residential Land
Status	Active



Community Information

Address	7715 Patterson Drive
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3Z5

Additional Information

Date Listed	July 14th, 2025
Days on Market	77
Zoning	RG

Listing Details

Listing Office	Henry Adam Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.