

**7642 Patterson Drive
Grande Prairie, Alberta**

MLS # A2302447



\$339,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

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

Inclusions: Fridge x 2, Stove x 2, Washer/Dryer x 2

Great investment opportunity in the desirable Patterson area. This property offers many updates throughout. The upstairs unit features 2 bedrooms, 1 bathroom, a newer kitchen, updated flooring, and long-term tenants currently paying \$1,700/month. The lower suite is a conforming 2-bedroom, 1-bathroom unit with its own laundry and is currently rented for \$1,300/month. Both suites have separate laundry for added convenience. Outside, the home has seen several improvements over the years, including a new driveway/concrete pad (2020) and a newer fully fenced, spacious backyard. A solid income-producing property in a great location—ideal for investors looking to expand their portfolio. Book your showing today!