

**7720 Patterson Drive
Grande Prairie, Alberta**

MLS # A2281067

\$299,900



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|------------------|-------------------|---------------|-------------------|
| Division: | Patterson Place | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 779 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Carport | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, See Remarks | | |

Inclusions: shed, basement fridge & stove, wash & dryer

Located in convenient Patterson, this up/down property presents a fantastic opportunity for investors or buyers seeking reliable rental income. The home is configured with two fully self-contained suites, upper unit with 2 bedrooms and one bathroom, basement with 1 bedroom & 1 bathroom along with separate heat sources for added comfort and efficiency. The upper suite features updated flooring and a refreshed kitchen and is currently rented month to month at \$1,350, while the lower suite is rented for \$1,050 month to month. Rent includes all utilities and internet, as the property is not separately metered, creating a simple and attractive setup for both tenants and owners. Both tenants have expressed interest in staying, providing immediate and stable income. Conveniently located close to a bus stop, the property also offers excellent exterior amenities including a carport, a fully fenced yard, and a shed for additional storage. This is a solid income-producing property! Suite is legal non-conforming.