

**7720 Patterson Drive
Grande Prairie, Alberta****MLS # A2281067****\$299,900**

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.