

# \$319,900 - 8018 Patterson Drive, Grande Prairie

MLS® #A2229146

**\$319,900**

4 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.13 Acres

Patterson Place., Grande Prairie, Alberta

Fresh Updates & Family-Friendly Living in  
Patterson – \$329,900

Welcome to 8018 Patterson Drive—a well-maintained 4-bedroom, 1.5-bath home offering the perfect balance of recent upgrades and future potential.

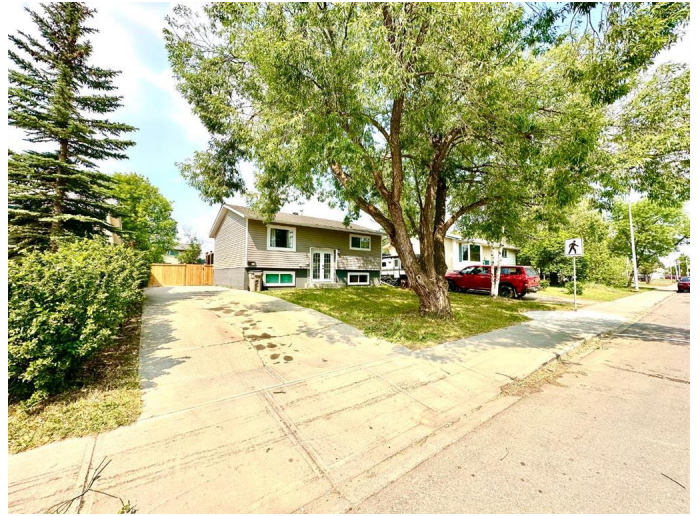
Major improvements have already been taken care of, including new shingles, siding, windows, hot water tank, stove, dishwasher, and an over-the-range microwave. The fully fenced yard, new deck, and updated fence provide a great space for outdoor entertaining, relaxing, or letting kids and pets play freely.

Inside, you™ll find four generously sized bedrooms and 1.5 bathrooms, creating a practical and comfortable layout for families or anyone in need of extra space. The main living areas are filled with natural light and ready for your personal touch.

Located in a mature neighborhood close to schools, parks, and amenities, this home is ideal for anyone seeking a smart investment in a convenient and family-friendly location.

Don™t miss your chance to make this house your home—contact your favorite real estate agent to schedule a private showing today!

Built in 1973



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229146    |
| Price          | \$319,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 855         |
| Acres          | 0.13        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8018 Patterson Drive |
| Subdivision | Patterson Place.     |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |
| Postal Code | T8V3R8               |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 2                                                                          |
| Fireplaces        | Basement, Electric, Living Room                                            |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Fire Pit        |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 12             |
| Zoning         | RG             |

**Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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