

# \$339,900 - 8014 Patterson Drive, Grande Prairie

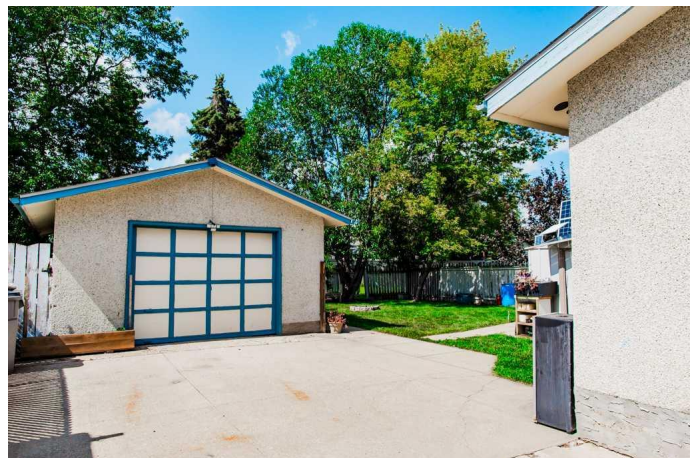
MLS® #A2244309

**\$339,900**

4 Bedroom, 2.00 Bathroom, 1,022 sqft  
Residential on 0.13 Acres

Patterson Place., Grande Prairie, Alberta

Investor & First-Time Buyer Opportunity on updated a 4 bed 2 bath home with a legal secondary basement suite and detached garage offers exceptional value and income potential. The upper level has just been refreshed with new paint throughout (including ceilings), updated door hardware, some lights replaced, modern bathroom vanity, and low-maintenance laminate and vinyl plank flooring has been done in the past. It features 3 bedrooms, 1 full bathroom, and a bright, functional layoutâ€”perfect for an owner-occupant or quality tenant. The legal basement suite has its own private rear entrance, dedicated furnace, a spacious living area, cozy bedroom, and oversized ensuite bath. Shared laundry is conveniently located in the basement for both suites. The current basement tenant pays \$1,100/month including utilities and would like to stay, though the lease ends September 30, giving the new owner flexibility. Additional updates include newer shingles (approx. 7 years old) on both the house and 26' x 16' detached garage. This home sits on a bus route with a stop across the street, and is within walking distance to the Patterson shopping plaza, Safeway, and other amenitiesâ€”making it ideal for tenants and owners alike. Whether you're house-hacking or looking to expand your rental portfolio, this property is move-in ready with great upside!( Basement Suite photos are from when it was vacant.)



Built in 1973

## Essential Information

MLS® #	A2244309
Price	\$339,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	8014 Patterson Drive
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3R8

## Amenities

Parking Spaces	4
Parking	RV Access/Parking, Single Garage Detached
# of Garages	3

## Interior

Interior Features	Built-in Features
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard
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Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 29th, 2025
Days on Market	2
Zoning	rg

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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