

\$119,000 - 7715 Patterson Drive, Grande Prairie

MLS® #A2239873

\$119,000

0 Bedroom, 0.00 Bathroom,
Land on 0.17 Acres

Patterson Place., Grande Prairie, Alberta

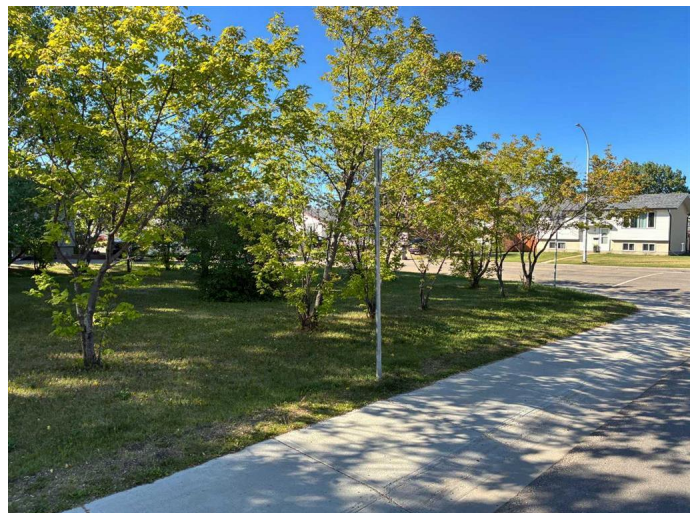
Unlock the potential of this prime redevelopment opportunity in a sought-after location! Sitting on a massive 70' x 110' lot, this property is zoned RG, allowing for either a side-by-side duplex or a legal up/down suite—perfect for investors or builders looking to maximize rental income and resale value.

The existing structure is a teardown and the property is being sold "AS IS WHERE IS", but the water connection is already in place—a major cost saver of nearly \$10,000 compared to a brand-new lot.

Nestled next to parks, schools, and a nearby ice rink, this location is ideal for families and long-term tenants alike. Whether you're building a full duplex or an up/down investment property, this lot gives you the space and zoning to make it happen.

Essential Information

| | |
|-----------|------------------|
| MLS® # | A2239873 |
| Price | \$119,000 |
| Bathrooms | 0.00 |
| Acres | 0.17 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |



Community Information

| | |
|-------------|----------------------|
| Address | 7715 Patterson Drive |
| Subdivision | Patterson Place. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V 3Z5 |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 14th, 2025 |
| Days on Market | 3 |
| Zoning | RG |

Listing Details

| | |
|----------------|-------------------------------------|
| Listing Office | Henry Adam Property Management Inc. |
|----------------|-------------------------------------|

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