

# \$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

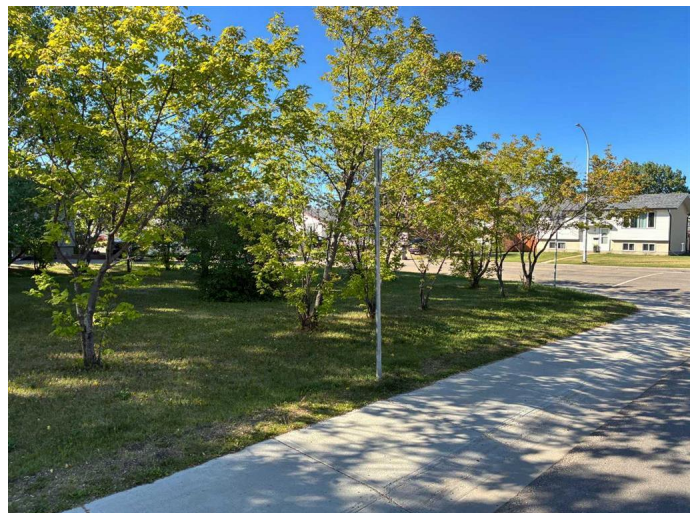
Unlock the potential of this prime redevelopment opportunity in a sought-after location! Sitting on a massive 70' x 110' lot, this property is zoned RG, allowing for either a side-by-side duplex or a legal up/down suite—perfect for investors or builders looking to maximize rental income and resale value.

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 | 116             |
| Zoning         | RG              |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Henry Adam Realty |
|----------------|-------------------|

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