

# \$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

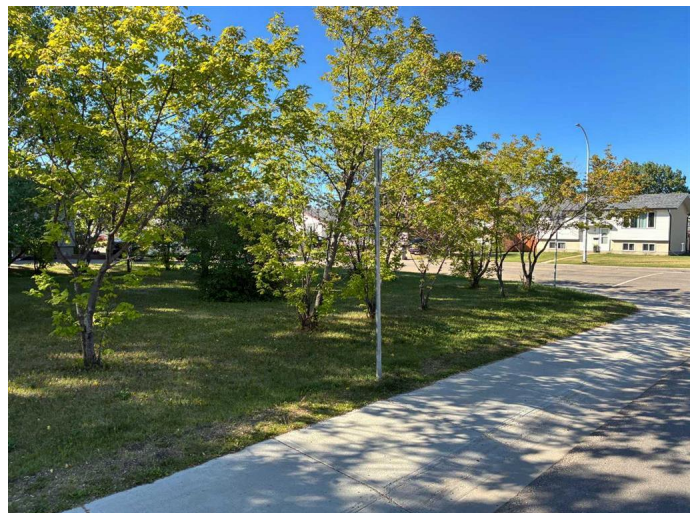
Unlock the potential of this prime redevelopment opportunity in a sought-after location! Sitting on a massive 70' x 110' lot, this property is zoned RG, allowing for either a side-by-side duplex or a legal up/down suite—perfect for investors or builders looking to maximize rental income and resale value.

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	25
Zoning	RG

**Listing Details**

Listing Office	Henry Adam Realty
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