

# \$349,900 - 9823 80 Avenue, Grande Prairie

MLS® #A2220626

**\$349,900**

5 Bedroom, 3.00 Bathroom, 1,283 sqft

Residential on 0.14 Acres

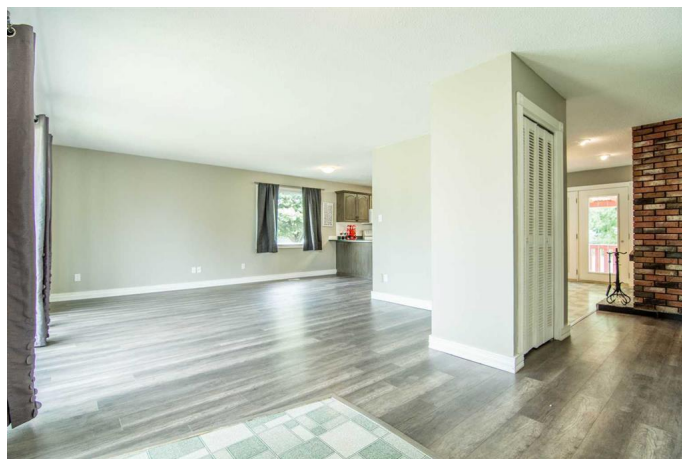
Patterson Place., Grande Prairie, Alberta

Updated Bungalow home situated is in the heart of much desired Patterson backing onto an easement! As you enter this home you will appreciate the open floor plan it boasts, with huge bay window in living room providing all the natural light one could wish. The kitchen has a U Shaped island giving you lots of counter space, and dining room topped off by access to large deck into yard and real wood fireplace. The rest of the main floor is made up of 3 bedrooms, including the master with half bath, full bathroom, and everyone's favorite main floor laundry. Basement hosts a massive living room with a sink and cabinets set up for potential suited basement or future wet bar, 2 more generous sized bedrooms, and another full bathroom. Back yard is south backing which means lots of natural sunlight all day, is compliment by large covered deck, shed and fully fenced. To top it all off this home has updates done in the last few years including flooring, paint, windows, shingles, furnace and hot water tank....so start packing as this home is turn key!

Built in 1974

## Essential Information

MLS® #	A2220626
Price	\$349,900
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,283
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	9823 80 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3S5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, See Remarks

Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	90
Zoning	RG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.