

\$325,000 - 9832 81 Avenue, Grande Prairie

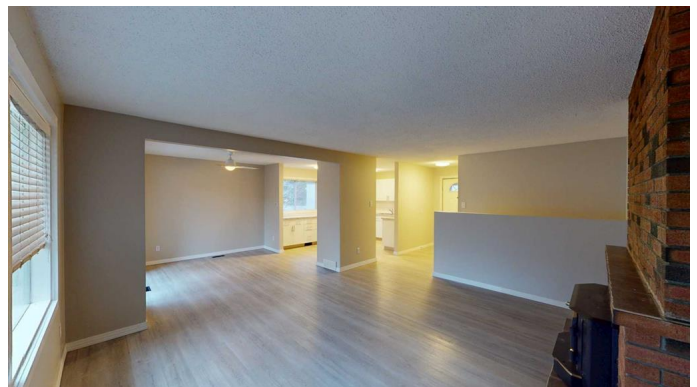
MLS® #A2259224

\$325,000

3 Bedroom, 3.00 Bathroom, 1,204 sqft
Residential on 0.14 Acres

Patterson Place., Grande Prairie, Alberta

3 bed 2.5 bath bungalow with garage in Patterson! Lots of updates to this property. The main floor has been updated to include a fully renovated kitchen with modern appliances. Cozy living room features an exposed brick fireplace and great natural lighting. With no carpet, this home is easy to maintain. Primary bedroom has a 1/2 bath ensuite and large closet. 2 other bedrooms on the main level plus a full renovated 4 piece bathroom. Mostly finished basement adds a lot of extra living space. There's a second fireplace and another fully renovated 3 piece bathroom. Back yard is fully fenced with a shed for extra storage and built in firepit area. A double garage offers extra storage space for tools and equipment. Newer furnace and some window updates. House and garage shingles have both been replaced in the last year. Home is currently rented for \$2300/mo until December 31, 2025.



Built in 1973

Essential Information

MLS® #	A2259224
Price	\$325,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,204

Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9832 81 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V3T1

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Basement, Brick Facing, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	43
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.