

\$269,900 - 9502 80 Avenue, Grande Prairie

MLS® #A2237180

\$269,900

3 Bedroom, 2.00 Bathroom, 1,000 sqft
Residential on 0.13 Acres

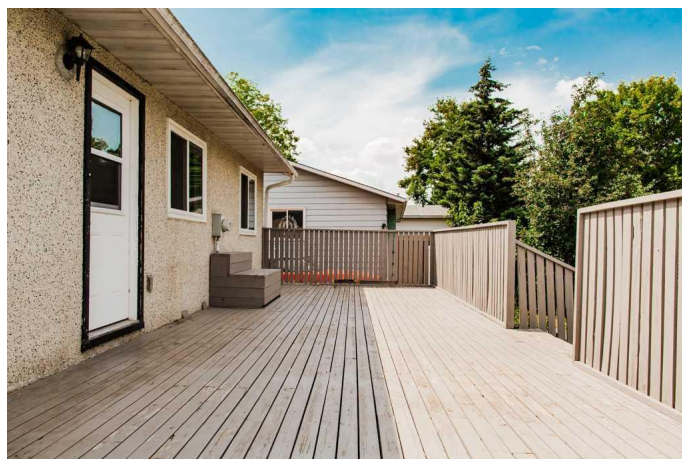
Patterson Place., Grande Prairie, Alberta

This well-located 3 bed 2 bath home is just a block from the school in Patterson on a quiet side street and backs onto an easement for extra privacy, making it an excellent choice for first-time buyers or investors. Recent upgrades include new shingles in October 2020, new windows in 2021, a new hot water tank in December 2018, a new fridge and dishwasher in 2022, and a new dryer in 2024. There is no carpet upstairs making it easy to clean, with hardwood flooring throughout the living room, dining room, kitchen, and master bedroom. The partially finished basement has a full bathroom, recroom, storage room and workshop! Additional features include a large 30'x12' deck, a shed for extra storage, a fully fenced yard with chain link fencing, and Weiser smart key locks on both front and back doors for convenient re-keying. Immediate possession is available, making this a move-in-ready opportunity with strong value in a family-friendly neighbourhood. Owners advise they just found out there is Eastlink Fiber Optic Internet Available in the area!

Built in 1979

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2237180 |
| Price | \$269,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |



| | |
|----------------|-------------|
| Full Baths | 2 |
| Square Footage | 1,000 |
| Acres | 0.13 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 9502 80 Avenue |
| Subdivision | Patterson Place. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V 5J4 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | None |
| Lot Description | Backs on to Park/Green Space |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 3 |

Zoning

RG

Listing Details

Listing Office

Sutton Group Grande Prairie Professionals

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