

# \$249,900 - 9406 80 Avenue, Grande Prairie

MLS® #A2233579

## \$249,900

3 Bedroom, 2.00 Bathroom, 830 sqft  
Residential on 0.12 Acres

Patterson Place., Grande Prairie, Alberta

This location is 2 blocks away from 2 schools, a recreation facility, daycare, shopping, pharmacy and so much more. This is a quiet safe mature neighbourhood and centrally located. The home's capital items have been cared for; new roof, furnace motor and HWT all within 5 years. The basement could easily be configured to accommodate an additional bedroom c/w egress window and there is HUGE potential and space to construct a detached garage with front drive access. This home is move in ready or update and flip.

Built in 1979

## Essential Information

MLS® #	A2233579
Price	\$249,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	830
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information



Address	9406 80 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V5J4

### **Amenities**

Parking Spaces	4
Parking	Driveway, Parking Pad

### **Interior**

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

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, City Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 22nd, 2025
Zoning	RG

### **Listing Details**

Listing Office	eXp Realty
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