

\$369,900 - 9933 82 Avenue, Grande Prairie

MLS® #A2234941

\$369,900

3 Bedroom, 3.00 Bathroom, 1,350 sqft

Residential on 0.12 Acres

Patterson Place., Grande Prairie, Alberta

Looking for a fantastic home with a separate garden suite? This is the one!

This truly unique property offers exceptional value. The main home is a bright and spacious 1,350 sq ft bungalow featuring a large kitchen with ample cabinetry that flows into the dining area and cozy family room. A wood-burning fireplace with stone accent wall adds charm to the inviting front living room. The basement is partially developed, offering future potential. The standout feature is the detached 24x22 garden suite, complete with living area, kitchen, and a full basement bedroom suite with bathroom and own laundry – perfect for extended family, guests, or could be used as a potential rental suite .

Situated on a mature landscaped lot, this home includes front and back interlocking brick patios, a double paved driveway, and is located directly across from a park. A rare opportunity to own a property like this!

Built in 1973

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2234941 |
| Price | \$369,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,350 |



| | |
|------------|-------------|
| Acres | 0.12 |
| Year Built | 1973 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 9933 82 Avenue |
| Subdivision | Patterson Place. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V 3T3 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 4 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|------------------------------------|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Refrigerator, Stove(s) |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | June 26th, 2025 |
|-------------|-----------------|

| | |
|----------------|-----|
| Days on Market | 15 |
| Zoning | LDR |

Listing Details

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

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