

# **\$360,000 - 9412 82 Avenue, Grande Prairie**

MLS® #A2239988

**\$360,000**

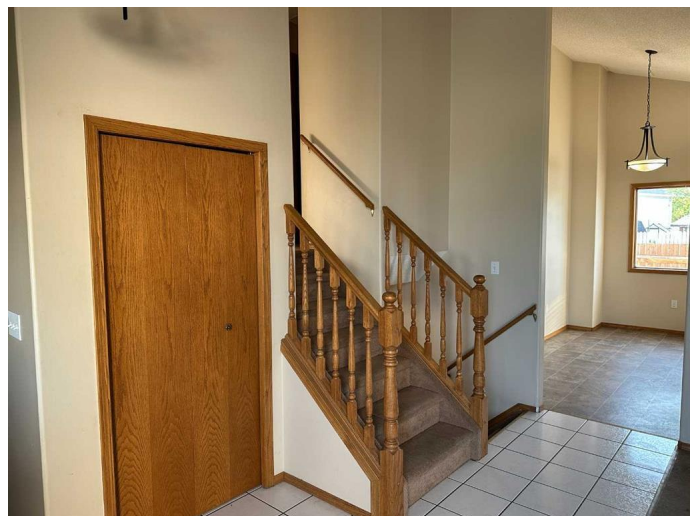
4 Bedroom, 3.00 Bathroom, 986 sqft

Residential on 0.11 Acres

Patterson Place., Grande Prairie, Alberta

Fully-developed, family home on low traffic road with park & playground right across the street! Now is the time to move & this property could have you in sooner than you think with immediate possession possible! Lots of great things about this 4 bedroom & 3 bathroom, 4 level-split that you are sure to value. Some highlights are the south facing living room on main level with large windows, vaulted ceilings providing that extra spaciousness feeling, and huge main entry with tiled flooring. Main level also has heaps of cabinets in the kitchen with dining area combined and door leading to your backyard. Two bedrooms are upstairs including the primary with handy ensuite, as well on this floor is hallway linen closet and the main bathroom with tiled shower surround. 3rd level has big family fun room & another bedroom with 2 separate closets. Great for the kid with a lot of stuff and or clothes! 4th level has the home's 4th bedroom, a great flex room that could be a playroom, office, den, or storage room; the utility & laundry area, storage space and 3-piece bathroom. Awesome utilization of the whole space will meet a ton of a families'™ needs. Property would make for a superb rental in this booming Grande Prairie market. Attached double garage, fenced backyard and two-level deck to enjoy our great outdoors on are also more benefits to enjoy. Contact a REALTOR® for more information or to view!

Built in 1993



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2239988      |
| Price          | \$360,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 986           |
| Acres          | 0.11          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 9412 82 Avenue   |
| Subdivision | Patterson Place. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 6W2          |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4                                                                              |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front        |
| # of Garages   | 2                                                                              |

## Interior

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

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Other                                       |
| Lot Description   | Front Yard, Irregular Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                             |
| Construction      | Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 76              |
| Zoning         | RR              |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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