

# \$349,900 - 9624 82 Avenue, Grande Prairie

MLS® #A2256386

**\$349,900**

5 Bedroom, 3.00 Bathroom, 1,008 sqft

Residential on 0.13 Acres

Patterson Place., Grande Prairie, Alberta

Welcome to this well-maintained bungalow in the heart of Patterson Place—a highly sought-after neighbourhood close to schools, daycare, Dave Barr Arena, grocery stores, pharmacy, convenience store, and many more amenities. This property offers the perfect balance of comfort, functionality, and location. The main floor features 3 bedrooms and 1.5 bathrooms, including a primary bedroom with its own two-piece ensuite. The bright living room flows into a spacious dining area and a well-laid-out kitchen, making it easy to entertain and enjoy family time. The basement is fully developed, adding tremendous living space with 2 additional bedrooms, a full bathroom with in-floor heating, and a large second living area. Step outside to your private backyard retreat, highlighted by mature trees, a storage shed, and a large deck—ideal for BBQs, gatherings, and outdoor relaxation. The lot is offering plenty of room to enjoy. Recent updates provide peace of mind, including: Hot water tank (August 2024), Refrigerator (November 2024), Microwave hood fan (January 2025). Whether you're a first-time buyer, growing family, or someone looking for a solid investment, this bungalow checks all the boxes. With its combination of updates, space, and prime location, this home is truly a great find in Grande Prairie's Patterson Place.

Built in 1976



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256386    |
| Price          | \$349,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,008       |
| Acres          | 0.13        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 9624 82 Avenue   |
| Subdivision | Patterson Place. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V4L7           |

## Amenities

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

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer    |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | Back Yard, City Lot |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | RG                   |

**Listing Details**

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

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