

\$280,000 - 9602 83 Avenue, Grande Prairie

MLS® #A2217233

\$280,000

6 Bedroom, 2.00 Bathroom, 1,040 sqft
Residential on 0.14 Acres

Patterson Place., Grande Prairie, Alberta

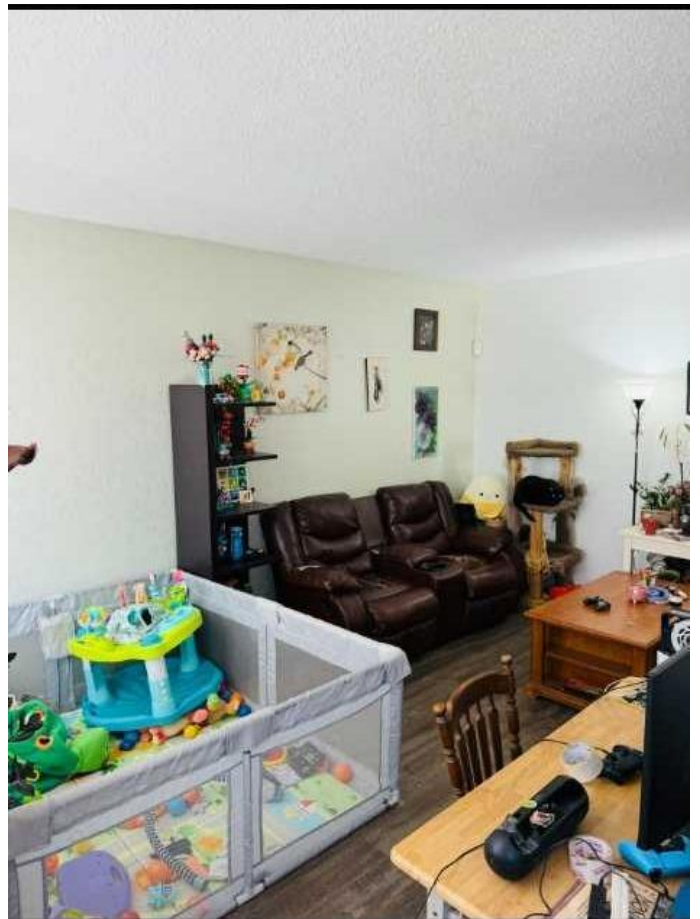
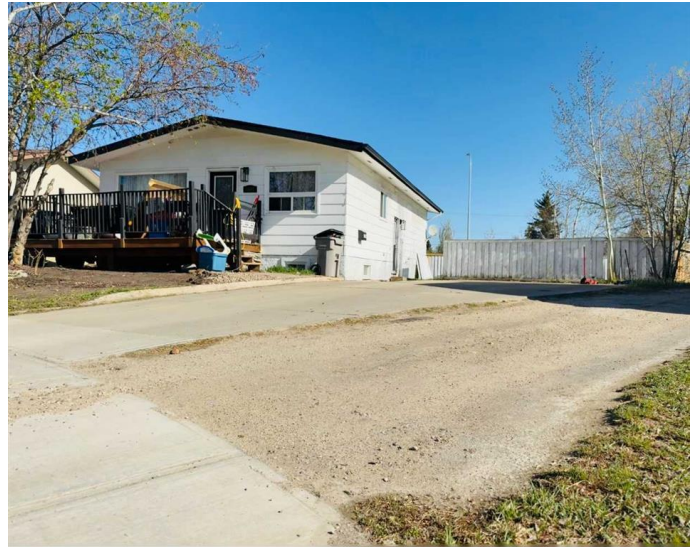
INVESTOR OR FIRST-TIME BUYER ALERT!

This versatile property offers income potential and flexibility with a total of 6 bedrooms, 2 full bathrooms, and a basement kitchenette!

The main floor suite has been updated over the years and features a clean, modern feel with light grey paint tones, a spacious sunken living room, 3 bedrooms, and 1 full bathroom. It's currently rented for \$2,000/month (utilities included) with a lease in place until March 31, 2026â€”making it a solid, stable investment. The illegal basement suite is currently occupied by the owner, who is willing to vacate for possession or potentially continue renting if the buyer prefers. This level offers 3 additional bedrooms (one oversized), a cozy living area, full bathroom, and a kitchenette with modern flair. Separate Laundry
The home sits on a pie-shaped lot, offering a great-sized backyard for outdoor space and privacy.

Whether youâ€™re looking to live in one unit and rent the other, or add a turnkey rental to your portfolioâ€”this property delivers options!

Built in 1976



Essential Information

| | |
|-----------|-----------|
| MLS® # | A2217233 |
| Price | \$280,000 |
| Bedrooms | 6 |
| Bathrooms | 2.00 |

| | |
|----------------|-------------|
| Full Baths | 2 |
| Square Footage | 1,040 |
| Acres | 0.14 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 9602 83 Avenue |
| Subdivision | Patterson Place. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V4L9 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks, Separate Entrance |
| Appliances | Refrigerator, Stove(s), Washer/Dryer, Oven |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Yard, Cul-De-Sac, Irregular Lot, Lawn, Private |
| Roof | Asphalt Shingle |
| Construction | Other |
| Foundation | Wood |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 3 |

Zoning RG

Listing Details

Listing Office RE/MAX Grande Prairie



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.