

# \$269,900 - 9502 80 Avenue, Grande Prairie

MLS® #A2237180

## \$269,900

3 Bedroom, 2.00 Bathroom, 1,000 sqft  
Residential on 0.13 Acres

Patterson Place., Grande Prairie, Alberta

This well-located 3 bed 2 bath home is just a block from the school in Patterson on a quiet side street and backs onto an easement for extra privacy, making it an excellent choice for first-time buyers or investors. Recent upgrades include new shingles in October 2020, new windows in 2021, a new hot water tank in December 2018, a new fridge and dishwasher in 2022, and a new dryer in 2024. There is no carpet upstairs making it easy to clean, with hardwood flooring throughout the living room, dining room, kitchen, and master bedroom. The partially finished basement has a full bathroom, recroom, storage room and workshop! Additional features include a large 30'x12' deck, a shed for extra storage, a fully fenced yard with chain link fencing, and Weiser smart key locks on both front and back doors for convenient re-keying. Immediate possession is available, making this a move-in-ready opportunity with strong value in a family-friendly neighbourhood. Owners advise they just found out there is Eastlink Fiber Optic Internet Available in the area!

Built in 1979

## Essential Information

MLS® #	A2237180
Price	\$269,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,000
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9502 80 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5J4

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

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

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 4th, 2025
Days on Market	4

Zoning

RG

## **Listing Details**

Listing Office

Sutton Group Grande Prairie Professionals

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