

# \$365,000 - 9412 82 Avenue, Grande Prairie

MLS® #A2239988

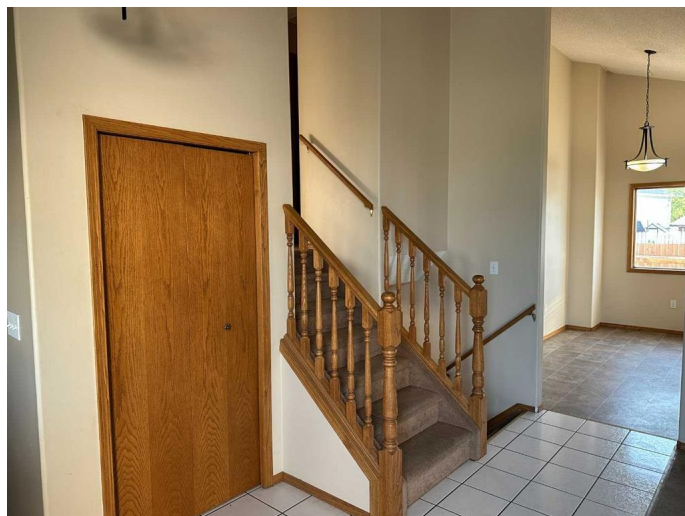
**\$365,000**

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	\$365,000
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	2
Zoning	RR

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
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