

\$354,900 - 9845 Prairie Road, Grande Prairie

MLS® #A2255388

\$354,900

4 Bedroom, 2.00 Bathroom, 1,207 sqft

Residential on 0.15 Acres

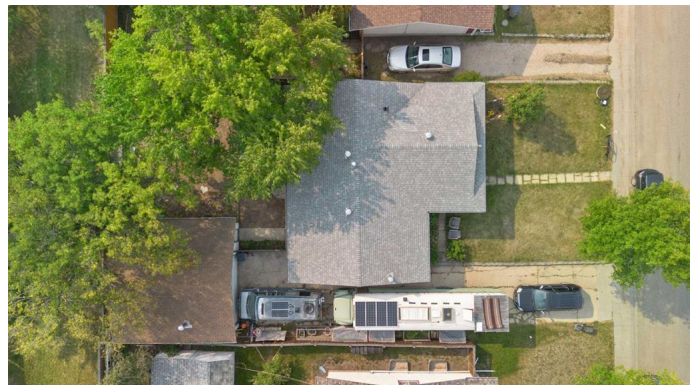
South Patterson Place, Grande Prairie, Alberta

Beautifully updated bungalow in the highly desirable Patterson neighborhood, complete with a massive heated detached garage! This charming home offers 3 bedrooms and 1 bathroom, with direct ensuite-style access from the primary bedroom. Numerous major upgrades have been completed, including new shingles, windows, furnace, hot water tank, and upgraded ceiling insulation to R-44. The kitchen is a dream with its full tile backsplash, stainless steel appliances, and a chef's island—perfect for cooking and entertaining. The spacious living room is filled with natural light and features a cozy wood-burning fireplace. Downstairs, you'll find a large rec area, an additional bedroom, and a half bath with plumbing already in place for a shower or tub. Outside, the property shines with a long driveway leading to a 25x24 heated garage and a private, low-maintenance backyard. Don't miss the opportunity to make this impressive home yours—book your showing today!

Built in 1980

Essential Information

MLS® #	A2255388
Price	\$354,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,207
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9845 Prairie Road
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V3Z1

Amenities

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	625

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Low Maintenance Landscape, Private, Treed, Irregular Lot
Roof	Asphalt Shingle
Construction	See Remarks

Foundation Poured Concrete

Additional Information

Date Listed September 8th, 2025
Days on Market 4
Zoning RG

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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.