

\$290,000 - 9836 81 Avenue, Grande Prairie

MLS® #A2268851

\$290,000

3 Bedroom, 3.00 Bathroom, 1,172 sqft

Residential on 0.15 Acres

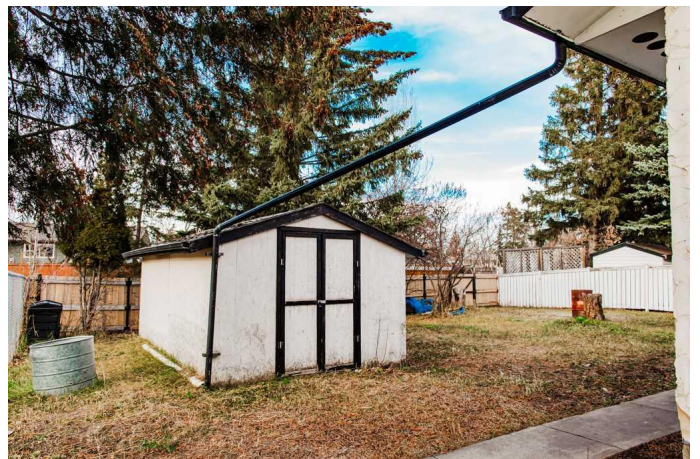
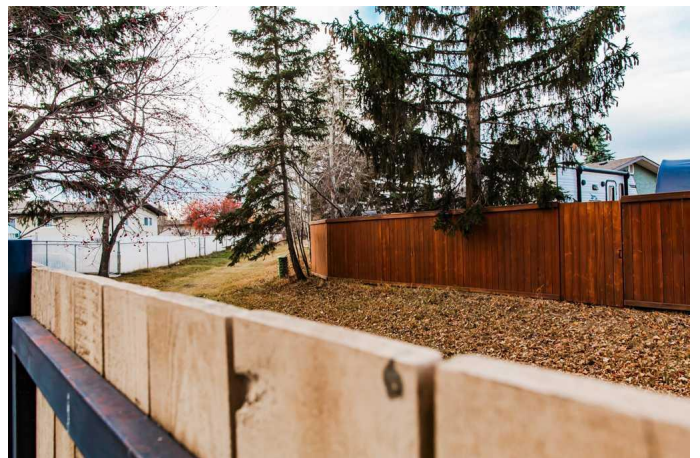
Patterson Place., Grande Prairie, Alberta

Welcome to 9836-81 Ave, a great first home tucked away in a quiet cul-de-sac in Grande Prairie! The main floor of this bungalow features 3 bedrooms and 1.5 bathrooms, including a unique setup where the primary bedroom's ensuite connects to the main 4-piece bath with lockout doors—creating two usable spaces! If you've ever thought about suite potential, this home already has both a front entrance and a separate back entrance leading to the basement staircase. Downstairs, you'll find a finished basement with a large rec room, 2 additional rooms (without windows), and a full bathroom. Enjoy peace of mind with newer shingles, furnace, and hot water tank. The huge fenced yard backs onto an easement—just a short stroll to a nearby park—perfect for kids or pets. Complete with an attached single garage and a massive concrete driveway for RV parking or multiple vehicles. A solid home with great bones, ready for your personal touch and upgrades to make it your own!

Built in 1973

Essential Information

MLS® #	A2268851
Price	\$290,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,172
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9836 81 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V3T1

Amenities

Parking Spaces	4
Parking	Additional Parking, Garage Faces Front, Single Garage Attached, Concrete Driveway
# of Garages	4

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	1
Zoning	RG

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.