

# \$359,900 - 9406 81 Avenue, Grande Prairie

MLS® #A2219672

**\$359,900**

4 Bedroom, 2.00 Bathroom, 802 sqft

Residential on 0.11 Acres

Patterson Place., Grande Prairie, Alberta

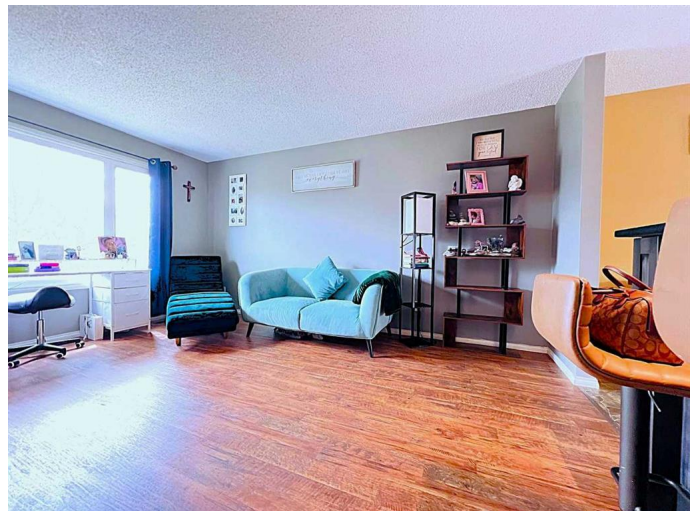
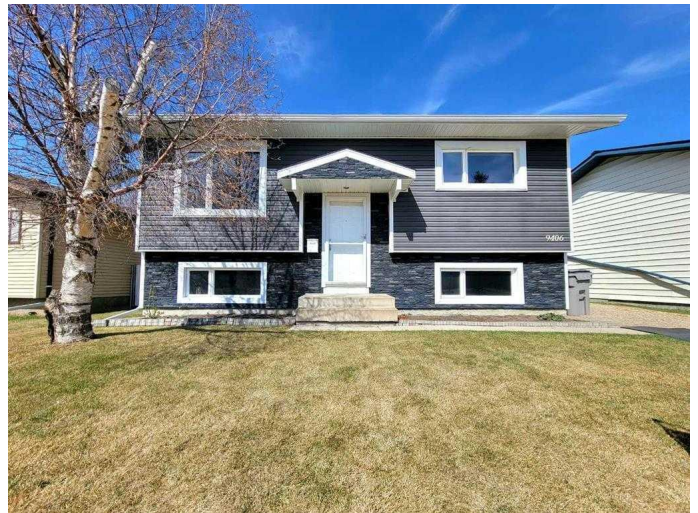
Don't miss your chance to own this beautifully updated home in one of Grande Prairie's desirable south-side neighborhoods. This charming bi-level offers numerous upgrades over the years, including a modernized kitchen, new windows, siding, shingles, and a 10x16 shed can be used as garage that perfectly complements the house.

Enjoy year-round comfort with air conditioning, a newer furnace, and 3 years under appliances, vinyl plank flooring, a lower-level composite deck, and an upper deck with enclosed under-deck storage. There's even a 220V exterior plug ready for a hot tub!

The well-maintained yard features mature trees and off-street parking. Located near St. Patrick Catholic School, Alexander Forbes Public School, and the Dave Barr Arena, this home is surrounded by parks, playgrounds, and all the amenities you need – including grocery stores, restaurants, and the Eastlink Centre.

The bi-level layout offers 2 bedrooms and a full bath on the upper level, with 2 more bedrooms and another full bath on the lower level – ideal for families or guests.

Put this on your must-see list – and take the next step toward calling this house your new home!



Built in 1984

## Essential Information

MLS® #	A2219672
Price	\$359,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	802
Acres	0.11
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	9406 81 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5R2

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
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Lot Description	Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 10th, 2025
Days on Market	4
Zoning	RG

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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