



GRASSROOTS
REALTY GROUP

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9933 82 Avenue
Grande Prairie, Alberta

MLS # A2234941



\$369,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,350 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: WINDOW

Looking for a fantastic home with a separate garden suite? This is the one! This truly unique property offers exceptional value. The main home is a bright and spacious 1,350 sq ft bungalow featuring a large kitchen with ample cabinetry that flows into the dining area and cozy family room. A wood-burning fireplace with stone accent wall adds charm to the inviting front living room. The basement is partially developed, offering future potential. The standout feature is the detached 24x22 garden suite, complete with living area, kitchen, and a full basement bedroom suite with bathroom and own laundry — perfect for extended family, guests, or could be used as a potential rental suite . Situated on a mature landscaped lot, this home includes front and back interlocking brick patios, a double paved driveway, and is located directly across from a park. A rare opportunity to own a property like this!