



**GRASSROOTS**  
REALTY GROUP

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9502 80 Avenue  
Grande Prairie, Alberta

MLS # A2237180



**\$269,900**

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

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

Inclusions: SHED

This well-located 3 bed 2 bath home is just a block from the school in Patterson on a quiet side street and backs onto an easement for extra privacy, making it an excellent choice for first-time buyers or investors. Recent upgrades include new shingles in October 2020, new windows in 2021, a new hot water tank in December 2018, a new fridge and dishwasher in 2022, and a new dryer in 2024. There is no carpet upstairs making it easy to clean, with hardwood flooring throughout the living room, dining room, kitchen, and master bedroom. The partially finished basement has a full bathroom, recroom, storage room and workshop! Additional features include a large 30'x12' deck, a shed for extra storage, a fully fenced yard with chain link fencing, and Weiser smart key locks on both front and back doors for convenient re-keying. Immediate possession is available, making this a move-in-ready opportunity with strong value in a family-friendly neighbourhood. Owners advise they just found out there is Eastlink Fiber Optic Internet Available in the area!