



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9836 81 Avenue
Grande Prairie, Alberta

MLS # A2268851



\$290,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Faces Front, Single Garage A		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: Shed, house is sold as is where is

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!