



9527 80 Avenue  
Grande Prairie, Alberta

MLS # A2294762



**\$389,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Fully renovated from top to bottom, this bi-level in Patterson Place offers a great opportunity with a thoughtfully updated interior and functional layout. The upper level features a bright and airy, semi open-concept design with 3 bedrooms and 1 full bathroom. The lower level offers an illegal suite with a separate entrance, featuring 1 bedroom plus a den, 1 full bathroom, and an open-concept living area. Extensive upgrades include new windows, a new roof (2025), new siding (2025), and a hot water tank (2024), along with a fully renovated interior that gives the home a fresh, modern feel. A spacious backyard adds to the appeal, offering plenty of room to enjoy the outdoors.