

# \$374,900 - 9837 Prairie Road, Grande Prairie

MLS® #A2231120

**\$374,900**

4 Bedroom, 2.00 Bathroom, 880 sqft

Residential on 0.13 Acres

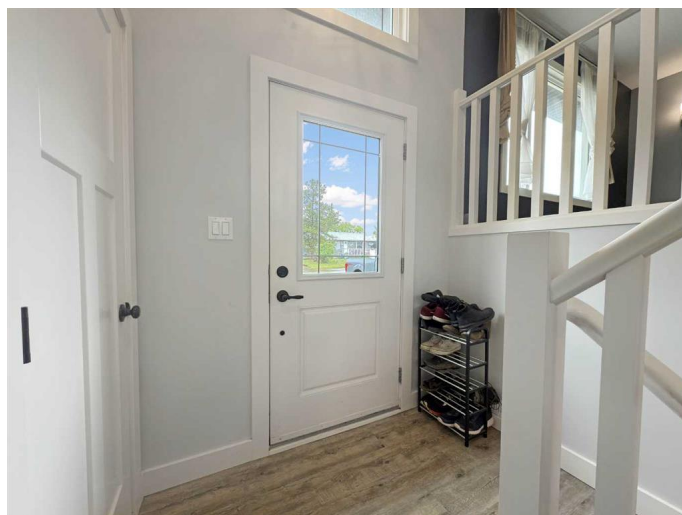
Patterson Place., Grande Prairie, Alberta

Welcome to 9837 Prairie Road, a beautifully renovated 4-bedroom bi-level in the heart of Patterson, Grande Prairie. This home features a stylish white kitchen with quartz counters, stainless steel appliances, two refreshed bathrooms, and a bright, functional layout. Enjoy the efficiency of a high-efficiency furnace and on-demand hot water, plus newer windows, siding, shingles, and a large low-maintenance deck. The private backyard backs onto an easement and includes a shaded patio behind the oversized 22x26 heated and insulated garage, perfect for extra storage, hobbies, or parking. There's also ample room for RV or boat parking. Located within walking distance to parks, playgrounds, schools, and just minutes to shopping, restaurants, and Muskoseepi Park Trails. This is a move-in-ready home that offers great value for families, first-time buyers, or investors alike.

Built in 1974

## Essential Information

MLS® #	A2231120
Price	\$374,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	880
Acres	0.13



Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	9837 Prairie Road
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V3Z1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Gravel Driveway, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Stone Counters, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	7
Zoning	RG

### **Listing Details**

Listing Office	eXp Realty
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