

# \$399,900 - 9505 81 Avenue, Grande Prairie

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MLS® #A2255145

**\$399,900**

4 Bedroom, 3.00 Bathroom, 946 sqft

Residential on 0.14 Acres

Patterson Place., Grande Prairie, Alberta

A Rare find! Second owner of this home. So well kept and maintained with an amazing detached Garage and parking in Rear! Any Man would desire this 28' x 26' detached, 8' x 18' garage door with opener, and 10' ceiling, finished inside with 220 V power. Gorgeous back yard and very private. The nice bungalow, has 3 bedrooms up, 1 down, 1 -4 pc bath, redone, 1 - 2pc bath, and 1-3pc bath downstairs. This home has newer vinyl windows, front and back doors replaced and also nice screen doors. Cabinets were replaced 2006, new on demand tankless water, furnace replaced a few years ago, shingles have been redone. Garage was built in 1993. Beautiful concrete driveway and extra parking pad. Comes with all appliances and Air Conditioner. Don't wait, call your realtor today. !!

Built in 1979

## Essential Information

MLS® #	A2255145
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	946
Acres	0.14



Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9505 81 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5R1

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, 220 Volt Wiring
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Storage, Tankless Hot Water, Vinyl Windows, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater, Water Softener
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Landscaped, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 8th, 2025
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Days on Market	1
Zoning	RG

## **Listing Details**

Listing Office	eXp Realty
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