

# \$354,900 - 9845 Prairie Road, Grande Prairie

MLS® #A2255388

## \$354,900

4 Bedroom, 2.00 Bathroom, 1,207 sqft

Residential on 0.15 Acres

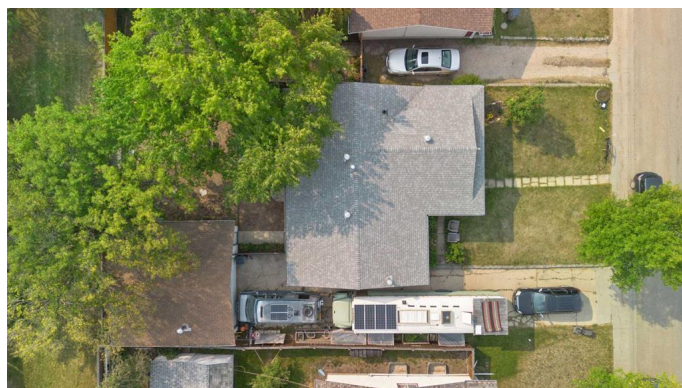
South Patterson Place, Grande Prairie, Alberta

Beautifully updated bungalow in the highly desirable Patterson neighborhood, complete with a massive heated detached garage! This charming home offers 3 bedrooms and 1 bathroom, with direct ensuite-style access from the primary bedroom. Numerous major upgrades have been completed, including new shingles, windows, furnace, hot water tank, and upgraded ceiling insulation to R-44. The kitchen is a dream with its full tile backsplash, stainless steel appliances, and a chef's island—perfect for cooking and entertaining. The spacious living room is filled with natural light and features a cozy wood-burning fireplace. Downstairs, you'll find a large rec area, an additional bedroom, and a half bath with plumbing already in place for a shower or tub. Outside, the property shines with a long driveway leading to a 25x24 heated garage and a private, low-maintenance backyard. Don't miss the opportunity to make this impressive home yours—book your showing today!

Built in 1980

## Essential Information

MLS® #	A2255388
Price	\$354,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,207
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9845 Prairie Road
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V3Z1

### Amenities

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	625

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Low Maintenance Landscape, Private, Treed, Irregular Lot
Roof	Asphalt Shingle
Construction	See Remarks

Foundation	Poured Concrete
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### **Additional Information**

Date Listed	September 8th, 2025
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Days on Market	2
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Zoning	RG
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### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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