

\$419,900 - 9613 83 Avenue, Grande Prairie

MLS® #A2264312

\$419,900

4 Bedroom, 2.00 Bathroom, 937 sqft

Residential on 0.13 Acres

Patterson Place., Grande Prairie, Alberta

**MOVE-IN READY & CASH-FLOWING
OPPORTUNITY in Patterson Place!**

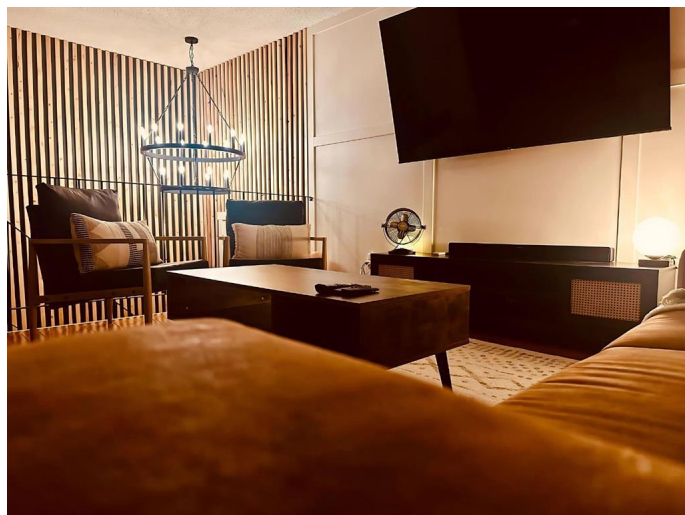
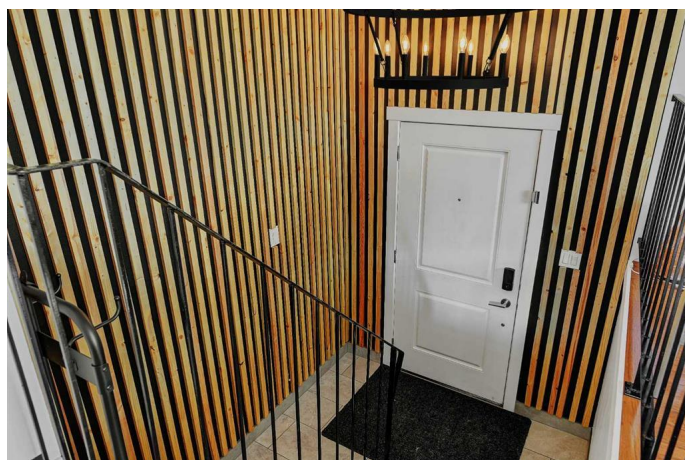
Welcome to this beautifully renovated 4-bedroom, 2-bathroom suited home tucked away on a quiet, mature street in Patterson Place, offering modern comfort, timeless character, and incredible rental income potential.

Featuring a 2-bedroom, 1-bathroom upper suite and a 2-bedroom, 1-bathroom lower suite, this home is ideal for investors or buyers looking for a mortgage helper. The upper suite comes fully furnished, allowing you to move right in or rent out immediately for fast cash flow.

Inside, the attention to detail shines through with hardwood floors, soft-close cabinetry with dovetail wood joints, granite and butcher block countertops, a stylish herringbone tile backsplash, under-mount sink, and sparkling crystal chandeliers. Both suites feature fully updated bathrooms with tile surrounds and deep soaker tubs, new flooring, modern fixtures, doors, and trim throughout the last couple of years.

The major upgrades, including a high-efficiency furnace, hot water tank, shingles, and vinyl triple-pane windows, have all been completed within the last five years, providing peace of mind and efficiency for years to come.

Outside, the property continues to impress with a fenced backyard, rear deck, garden space, and a beautiful mature shade tree. The



12x30 detached garage provides far more than meets the eye. What looks like a single garage is actually extra-long, offering ample room for storage or a workshop behind your parked vehicle. The extended concrete driveway provides plenty of parking for tenants or guests.

Located close to shopping, schools, and bus routes, this home is the perfect blend of convenience, value, and opportunity. You have to see this home in person to truly appreciate all it's thoughtful details.

Built in 1976

Essential Information

MLS® #	A2264312
Price	\$419,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	937
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow, Up/Down
Status	Active

Community Information

Address	9613 83 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4L8

Amenities

Parking Spaces	6
Parking	Single Garage Detached

of Garages 2

Interior

Interior Features See Remarks
Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating Forced Air
Cooling None
Has Basement Yes
Basement Finished, Full, Exterior Entry, Suite, Walk-Out

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, Lawn, Low Maintenance Landscape, Many Trees
Roof Asphalt Shingle
Construction Mixed
Foundation Poured Concrete

Additional Information

Date Listed October 15th, 2025
Days on Market 18
Zoning RG

Listing Details

Listing Office Grassroots Realty Group Ltd.

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