

\$280,000 - 9602 83 Avenue, Grande Prairie

MLS® #A2217233

\$280,000

6 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.14 Acres

Patterson Place., Grande Prairie, Alberta

INVESTOR OR FIRST-TIME BUYER ALERT!

This versatile property offers income potential and flexibility with a total of 6 bedrooms, 2 full bathrooms, and a basement kitchenette!

The main floor suite has been updated over the years and features a clean, modern feel with light grey paint tones, a spacious sunken living room, 3 bedrooms, and 1 full bathroom. It's currently rented for \$2,000/month (utilities included) with a lease in place until March 31, 2026—making it a solid, stable investment.

The illegal basement suite is currently occupied by the owner, who is willing to vacate for possession or potentially continue renting if the buyer prefers. This level offers 3 additional bedrooms (one oversized), a cozy living area, full bathroom, and a kitchenette with modern flair. Separate Laundry

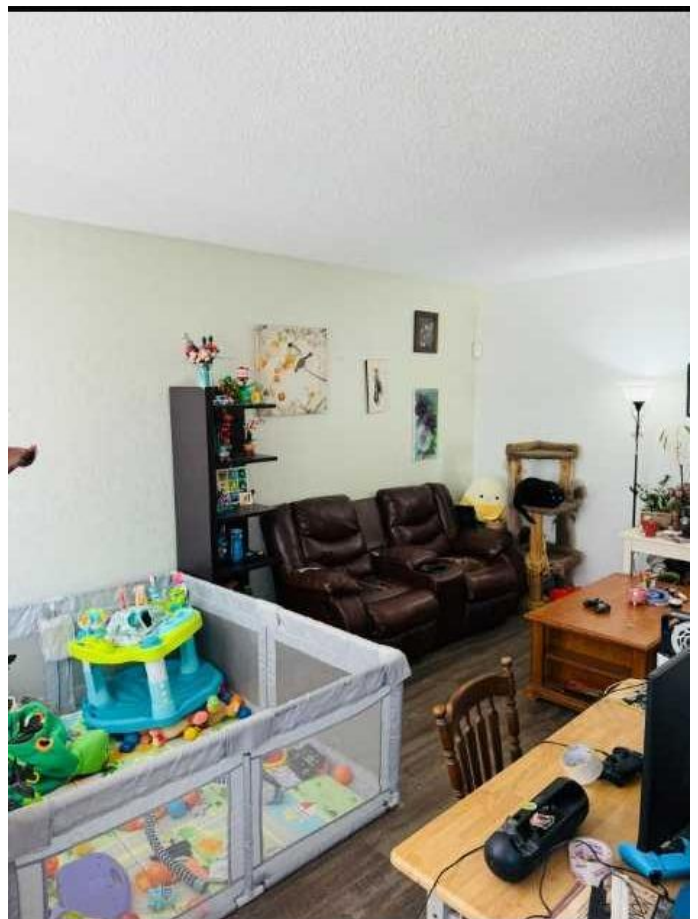
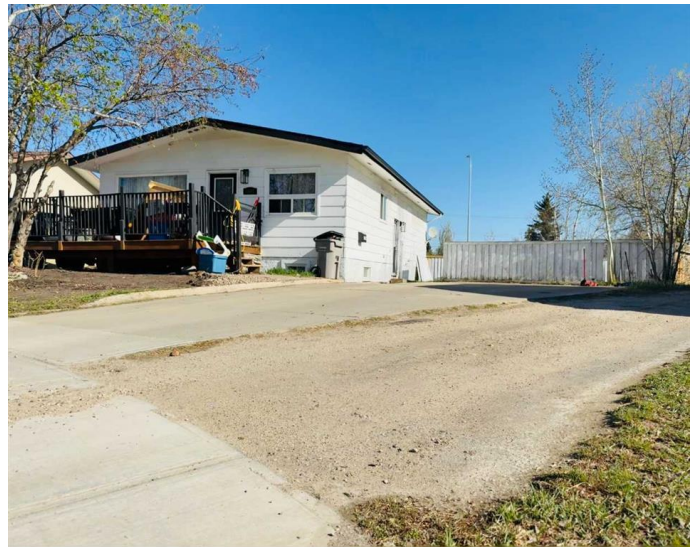
The home sits on a pie-shaped lot, offering a great-sized backyard for outdoor space and privacy.

Whether you're looking to live in one unit and rent the other, or add a turnkey rental to your portfolio—this property delivers options!

Built in 1976

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2217233 |
| Price | \$280,000 |
| Bedrooms | 6 |
| Bathrooms | 2.00 |



| | |
|----------------|-------------|
| Full Baths | 2 |
| Square Footage | 1,040 |
| Acres | 0.14 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 9602 83 Avenue |
| Subdivision | Patterson Place. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V4L9 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 4 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks, Separate Entrance |
| Appliances | Refrigerator, Stove(s), Washer/Dryer, Oven |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Yard, Cul-De-Sac, Irregular Lot, Lawn, Private |
| Roof | Asphalt Shingle |
| Construction | Other |
| Foundation | Wood |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 8 |

Zoning RG

Listing Details

Listing Office RE/MAX Grande Prairie



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