

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

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, Sump Pump(s), Tankless Hot Water, Vinyl Windows                                                                                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Trash Compactor, Tankless Water Heater |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                                                                                     |
| 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 |
|-------------|---------------------|

|                |    |
|----------------|----|
| Days on Market | 3  |
| Zoning         | RG |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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