# \$379,900 - 9846 Prairie Road, Grande Prairie

MLS® #A2257150

# \$379,900

4 Bedroom, 2.00 Bathroom, 936 sqft Residential on 0.14 Acres

Patterson Place., Grande Prairie, Alberta

Welcome to this beautifully updated bungalow in the highly sought-after South Patterson subdivision of Grande Prairie! With easy access to schools, shopping, and everyday conveniences, this home combines modern upgrades with a great location. Step inside and you'II find an open-concept main floor filled with natural light from large windows and enhanced by updated LED lighting. The kitchen has been refreshed with stylish updates, including a live-edge island that adds both function and character. The main level also offers three comfortable bedrooms and a fully updated bathroom. The lower level is perfect for relaxing or entertaining with a spacious family room, a large bedroom, and another updated bathroom featuring a fully tiled shower. Custom epoxy floors give the basement a modern touch, and the generous utility/laundry room provides plenty of storage. This home has seen numerous updates over the years: shingles, several windows and doors, furnace, hot water tank, central A/C, exterior waterproofing, a new driveway with extra parking, and a brand-new fence, just to name a few. Outside, you'II love the large detached garage that is heated and insulated, along with a spacious cement patio, mature fruit trees, and the privacy of the new fence. This South Patterson gem is move-in ready with all the big updates already done for you. Book your showing today and see everything this fantastic home has to offer!







## **Essential Information**

MLS® # A2257150 Price \$379,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 936

Acres 0.14

Year Built 1974

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 9846 Prairie Road
Subdivision Patterson Place.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 3R9

#### **Amenities**

Parking Spaces 8

Parking Double Garage Detached

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Natural

Woodwork, Open Floorplan, Pantry, Storage

Appliances See Remarks

Heating Forced Air Cooling Central Air

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Fire Pit, Other, Private Yard, Storage

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed September 18th, 2025

Days on Market 47

Zoning RG

# **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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