

# \$399,900 - 9846 Prairie Road, Grande Prairie

MLS® #A2257150

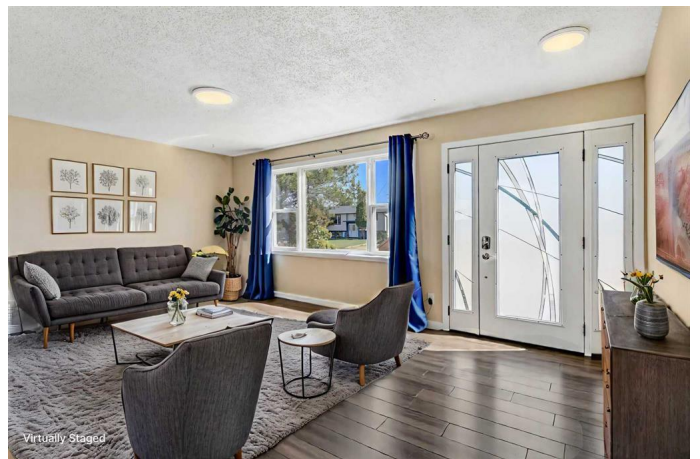
**\$399,900**

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 youâ€™ll 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, youâ€™ll 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!



Built in 1974

**Essential Information**

MLS® #	A2257150
Price	\$399,900
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	Finished, 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
Zoning	RG

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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