

\$319,000 - 9624 82 Avenue, Grande Prairie

MLS® #A2262610

\$319,000

5 Bedroom, 3.00 Bathroom, 1,008 sqft

Residential on 0.13 Acres

Patterson Place., Grande Prairie, Alberta

Welcome to this well-maintained bungalow in the heart of Patterson Place—a highly sought-after neighbourhood close to schools, daycare, Dave Barr Arena, grocery stores, pharmacy, convenience store, and many more amenities. This property offers the perfect balance of comfort, functionality, and location. The main floor features 3 bedrooms and 1.5 bathrooms, including a primary bedroom with its own two-piece ensuite. The bright living room flows into a spacious dining area and a well-laid-out kitchen, making it easy to entertain and enjoy family time. The basement is fully developed, adding tremendous living space with 2 additional bedrooms, a full bathroom with in-floor heating, and a large second living area. Step outside to your private backyard retreat, highlighted by mature trees, a storage shed, and a large deck—ideal for BBQs, gatherings, and outdoor relaxation. The lot is offering plenty of room to enjoy. Recent updates provide peace of mind, including: Hot water tank (August 2024), Refrigerator (November 2024), Microwave hood fan (January 2025). Whether you're a first-time buyer, growing family, or someone looking for a solid investment, this bungalow checks all the boxes. With its combination of updates, space, and prime location, this home is truly a great find in Grande Prairie's Patterson Place.

Built in 1976



Essential Information

MLS® #	A2262610
Price	\$319,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,008
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9624 82 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V4L7

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	3
Zoning	RG

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.