

# \$310,000 - 9421 81 Avenue, Grande Prairie

MLS® #A2207244

## \$310,000

5 Bedroom, 3.00 Bathroom, 1,134 sqft  
Residential on 0.04 Acres

Patterson Place., Grande Prairie, Alberta

There is SO much potential with this large family home on a quiet street in Mature Patterson. The colonial curb appeal and huge private yard are the just a couple of the major perks of this home. The main floor has a great layout with an oversized living room and dining area and practical kitchen. Bedrooms, updated bathroom and a sweet powder room make up this main floor. The basement offers 2 more bedrooms, a family room, a third bathroom, laundry room and mechanical room. Outside, be surw sure to appreciate the huge deck as well as a large mature yard with many raised flower and garden boxes and fruit trees. The oversized shed/workshop offers a great space for storing items or working on projects and thereâ€™s lots of parking for vehicles and toys. Many big ticket items have been completed since 2018, such as: new shingles, furnace, hot water on demand, upgraded electrical. With a bit of love this amazing home can be restored to your forever family home to love and enjoy for many years to come.

Built in 1979

## Essential Information

MLS® #	A2207244
Price	\$310,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,134
Acres	0.04
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	9421 81 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5R1

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	14

Zoning

RG

Listing Details

Listing Office

Real Broker

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