

# \$374,900 - 9864 79 Avenue, Grande Prairie

MLS® #A2243368

**\$374,900**

3 Bedroom, 2.00 Bathroom, 826 sqft

Residential on 0.13 Acres

Patterson Place., Grande Prairie, Alberta

Fantastic, updated bilevel with AC and detached garage nestled on a quiet street just two houses away from a park/playground! This home has had very nice improvements over the past 10-14 years including siding, shingles, eavestroughs, doors, windows, bathrooms, flooring, large deck, and more! The main floor features a large front living room, a spacious dining area with garden/patio doors to deck, and a great kitchen with espresso cabinets, large window at the sink, tile backsplash, stainless appliances. There are also 2 bedrooms and an updated 4pc bathroom on the main floor. The basement has a family/tv room, rec room, laundry room with built in cabinetry, as well as a bedroom with walk in closet and a bathroom with large glass/tile shower and an extra vanity and built in storage! Very nice back yard is mostly fenced and has a fire pit and shed. The garage has concrete floor, is insulated, drywalled and has a propane heater (currently disconnected). Tenant did not want interior photos posted, so hurry and book a showing with your agent before it's SOLD!!!

Built in 1974

## Essential Information

MLS® # A2243368

Price \$374,900

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 826         |
| Acres          | 0.13        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9864 79 Avenue   |
| Subdivision | Patterson Place. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V3S4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | Central Air                                       |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Yard, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding                       |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 10              |
| Zoning         | RG              |

### **Listing Details**

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

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