

# \$284,000 - 9636 77 Avenue, Grande Prairie

MLS® #A2218725

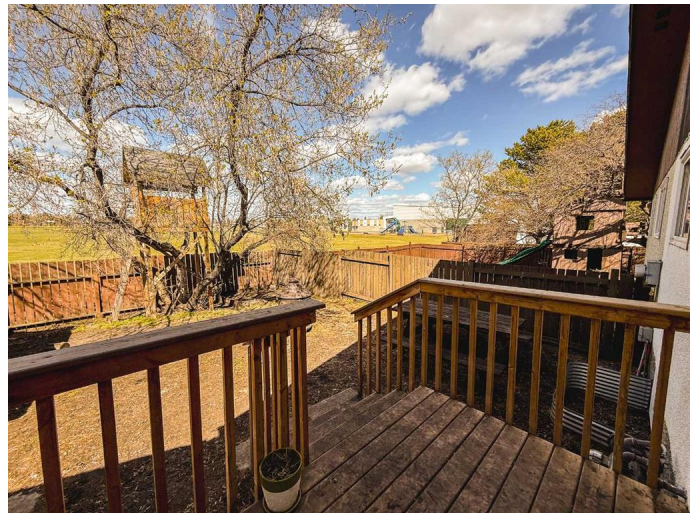
**\$284,000**

4 Bedroom, 2.00 Bathroom, 966 sqft

Residential on 0.09 Acres

Patterson Place., Grande Prairie, Alberta

ADDITIONAL \$5,000 cash back upon closing!  
RENOVATED FAMILY HOME | 4 BED + DEN  
| BACKS ONTO SCHOOL FIELD |  
PATTERSON PLACE. Welcome to your move-in ready, fully developed family home in the heart of South Patterson Place—one of Grande Prairie's most desirable, mature neighbourhoods. This beautifully updated half duplex offers 4 bedrooms + den, 2 full bathrooms, and a professionally finished basement (2017)—perfect for families, first-time buyers, or smart investors. Bonus? No rear neighbours and a private, fenced yard backing directly onto a school field! Plus paved parking pad at the front door, making snow clearing a breeze. Main Floor Features: Bright and spacious with large bay windows for loads of natural light. Hardwood flooring throughout living and dining areas. Maple kitchen cabinets, stylish tiled backsplash and black and stainless steel appliances. Two spacious bedrooms, including a king-sized master with private porch access—ideal for morning coffee or evening beverage. 4pc bathroom with a jetted tub—a rare touch of everyday luxury. Basement boasts two more bedrooms (including an oversized tiled room + a second with vinyl plank flooring), full 4pc bathroom with tub/shower combo, cozy den/home office and a large family room for movie nights or kid play zones. Laundry areas both up and downstairs, a newer high-efficiency furnace and hot water tank (2014). Outdoor Oasis: Fully fenced with mature trees, treehouse, two



sheds (including a 10x24!), fire pit, and picnic bench. Newer shingles (approx. 7 years)â€”one less thing to worry about. The added private porch off the primary bedroom may be your new favourite retreat. Whether you're upsizing, investing, or planting roots, this home blends comfort, location, and peace of mind. All thatâ€™s left? Move in and enjoy. The basement layout is goldâ€”ideal for teens, guests, a home office, or multigenerational living. Property is currently rented; if you are interested in purchasing as an investment property, please ask your favourite real estate agent for details. Seller offering professional cleaning on move out and \$5,000 cash back upon closing.

Built in 1976

**Essential Information**

MLS® #	A2218725
Price	\$284,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	966
Acres	0.09
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

**Community Information**

Address	9636 77 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4L6

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	87
Zoning	RG

## Listing Details

Listing Office	eXp Realty
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