

# \$394,900 - 9819 Prairie Road, Grande Prairie

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MLS® #A2219565

**\$394,900**

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.15 Acres

Patterson Place., Grande Prairie, Alberta

This beautifully updated bungalow in Patterson offers the perfect blend of charm, space, and modern finishes. The main level features a bright, open concept layout with the kitchen, dining, and living areas seamlessly connected after walls were opened up, creating a more spacious and functional flow. You'll love the updated flooring, fresh paint, and light, modern colour scheme that gives the home a bright and welcoming feel throughout. The kitchen offers plenty of cabinet and counter space, updated countertops, and stainless steel appliances, while the living room is anchored by a cozy wood burning fireplace. There are three bedrooms on the main floor, including a primary suite with a private half bath, and a fully renovated main bathroom with stylish modern touches. The fully developed basement is perfect for entertaining, with a massive rec room featuring a second wood fireplace, a wet bar, a fourth bedroom, and a full bathroom—ideal for guests or older children. One of the standout features of this property is the humongous south facing backyard, which gets sun all day and still offers tons of space thanks to the 22x26 detached heated garage being positioned at the back of the property. The backyard also includes a cement patio and firepit area, mature trees and shrubs, and ample room for kids to play. The ridiculously long driveway offers tons of parking, space for an RV, and even a safe spot for kids to ride bikes or play. Located within walking distance to two schools



and the Dave Barr Arena, this well maintained home has been lovingly upgraded over the years and offers fantastic value in a family friendly neighbourhood. Donâ€™t miss your chance to own this great home at a great price!

Built in 1976

**Essential Information**

MLS® #	A2219565
Price	\$394,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9819 Prairie Road
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3Z1

**Amenities**

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Brick Facing, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	14
Zoning	RS

## Listing Details

Listing Office	RE/MAX Grande Prairie
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