

\$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	8
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.