

# \$280,000 - 9602 83 Avenue, Grande Prairie

MLS® #A2217233

## \$280,000

6 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.14 Acres

Patterson Place., Grande Prairie, Alberta

### INVESTOR OR FIRST-TIME BUYER ALERT!

This versatile property offers income potential and flexibility with a total of 6 bedrooms, 2 full bathrooms, and a basement kitchenette!

The main floor suite has been updated over the years and features a clean, modern feel with light grey paint tones, a spacious sunken living room, 3 bedrooms, and 1 full bathroom. It's currently rented for \$2,000/month (utilities included) with a lease in place until March 31, 2026—making it a solid, stable investment.

The illegal basement suite is currently occupied by the owner, who is willing to vacate for possession or potentially continue renting if the buyer prefers. This level offers 3 additional bedrooms (one oversized), a cozy living area, full bathroom, and a kitchenette with modern flair. Separate Laundry

The home sits on a pie-shaped lot, offering a great-sized backyard for outdoor space and privacy.

Whether you're looking to live in one unit and rent the other, or add a turnkey rental to your portfolio—this property delivers options!

Built in 1976

### Essential Information

MLS® #	A2217233
Price	\$280,000
Bedrooms	6
Bathrooms	2.00



Full Baths	2
Square Footage	1,040
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9602 83 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V4L9

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Refrigerator, Stove(s), Washer/Dryer, Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Irregular Lot, Lawn, Private
Roof	Asphalt Shingle
Construction	Other
Foundation	Wood

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	2

Zoning RG

## Listing Details

Listing Office RE/MAX Grande Prairie



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