

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

MLS® #A2218725

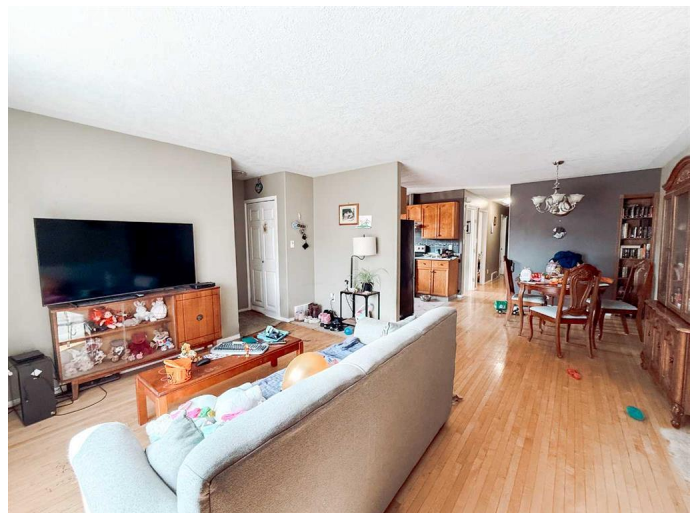
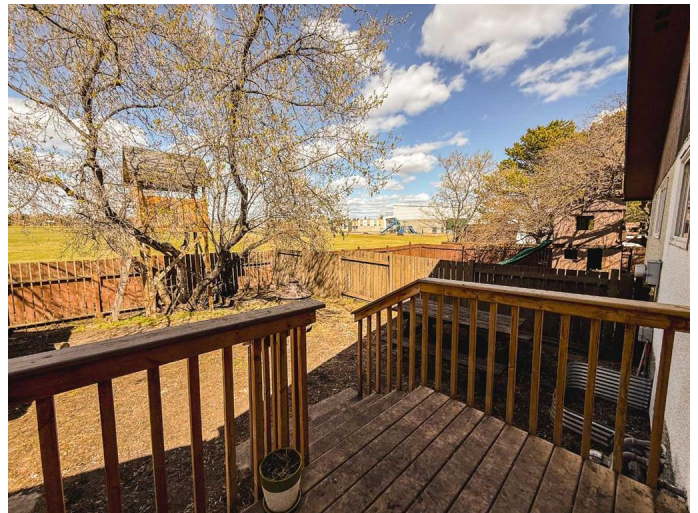
**\$284,000**

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 | 59            |
| Zoning         | RG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.