

\$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

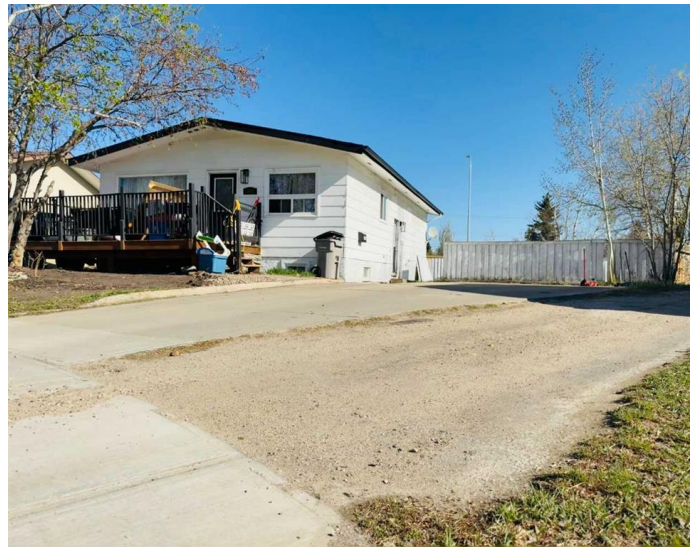
The home sits on a pie-shaped lot, offering a great-sized backyard for outdoor space and privacy.

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	Oven, Refrigerator, Stove(s), Washer/Dryer
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	30

Zoning

RG

Listing Details

Listing Office

RE/MAX Grande Prairie



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.