9527 80 Avenue
Grande Prairie, Alberta

MLS # A2294762

$389,900

Division:	Patterson Place
Type:	Residential/House
Style:	Attached-Up/Down, Bi-Level

Size:	940 sq.ft.	**Age:**	1978 (48 yrs old)
Beds:	4	**Baths:**	2

Garage:	Off Street
Lot Size:	0.13 Acre
Lot Feat:	Other

Heating:	Forced Air	**Water:**	-
Floors:	Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions:	NA

Fully renovated from top to bottom, this bi-level in Patterson Place offers a great opportunity with a thoughtfully updated interior and functional layout. The upper level features a bright and airy, semi open-concept design with 3 bedrooms and 1 full bathroom. The lower level offers an illegal suite with a separate entrance, featuring 1 bedroom plus a den, 1 full bathroom, and an open-concept living area. Extensive upgrades include new windows, a new roof (2025), new siding (2025), and a hot water tank (2024), along with a fully renovated interior that gives the home a fresh, modern feel. A spacious backyard adds to the appeal, offering plenty of room to enjoy the outdoors.