

\$399,900 - 9846 Prairie Road, Grande Prairie

MLS® #A2257150

\$399,900

4 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.14 Acres

Patterson Place., Grande Prairie, Alberta

Welcome to this beautifully updated bungalow in the highly sought-after South Patterson subdivision of Grande Prairie! With easy access to schools, shopping, and everyday conveniences, this home combines modern upgrades with a great location. Step inside and you'll find an open-concept main floor filled with natural light from large windows and enhanced by updated LED lighting. The kitchen has been refreshed with stylish updates, including a live-edge island that adds both function and character. The main level also offers three comfortable bedrooms and a fully updated bathroom. The lower level is perfect for relaxing or entertaining with a spacious family room, a large bedroom, and another updated bathroom featuring a fully tiled shower. Custom epoxy floors give the basement a modern touch, and the generous utility/laundry room provides plenty of storage. This home has seen numerous updates over the years: shingles, several windows and doors, furnace, hot water tank, central A/C, exterior waterproofing, a new driveway with extra parking, and a brand-new fence, just to name a few. Outside, you'll love the large detached garage that is heated and insulated, along with a spacious cement patio, mature fruit trees, and the privacy of the new fence. This South Patterson gem is move-in ready with all the big updates already done for you. Book your showing today and see everything this fantastic home has to offer!



Built in 1974

Essential Information

MLS® #	A2257150
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9846 Prairie Road
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3R9

Amenities

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	4
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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