

# \$394,900 - 9819 Prairie Road, Grande Prairie

---

MLS® #A2219565

**\$394,900**

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.15 Acres

Patterson Place., Grande Prairie, Alberta

This beautifully updated bungalow in Patterson offers the perfect blend of charm, space, and modern finishes. The main level features a bright, open concept layout with the kitchen, dining, and living areas seamlessly connected after walls were opened up, creating a more spacious and functional flow. You'll love the updated flooring, fresh paint, and light, modern colour scheme that gives the home a bright and welcoming feel throughout. The kitchen offers plenty of cabinet and counter space, updated countertops, and stainless steel appliances, while the living room is anchored by a cozy wood burning fireplace. There are three bedrooms on the main floor, including a primary suite with a private half bath, and a fully renovated main bathroom with stylish modern touches. The fully developed basement is perfect for entertaining, with a massive rec room featuring a second wood fireplace, a wet bar, a fourth bedroom, and a full bathroom—ideal for guests or older children. One of the standout features of this property is the humongous south facing backyard, which gets sun all day and still offers tons of space thanks to the 22x26 detached heated garage being positioned at the back of the property. The backyard also includes a cement patio and firepit area, mature trees and shrubs, and ample room for kids to play. The ridiculously long driveway offers tons of parking, space for an RV, and even a safe spot for kids to ride bikes or play. Located within walking distance to two schools



and the Dave Barr Arena, this well maintained home has been lovingly upgraded over the years and offers fantastic value in a family friendly neighbourhood. Don't miss your chance to own this great home at a great price!

Built in 1976

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219565    |
| Price          | \$394,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,120       |
| Acres          | 0.15        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 9819 Prairie Road |
| Subdivision | Patterson Place.  |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8V 3Z1           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Heating         | Forced Air, Natural Gas                                  |
| Cooling         | None                                                     |
| Fireplace       | Yes                                                      |
| # of Fireplaces | 2                                                        |
| Fireplaces      | Living Room, Wood Burning, Brick Facing, Recreation Room |
| Has Basement    | Yes                                                      |
| Basement        | Finished, Full                                           |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Other, Private Yard, Storage                      |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame                                        |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 11            |
| Zoning         | RS            |

## 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.