



GRASSROOTS
REALTY GROUP

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9602 83 Avenue
Grande Prairie, Alberta

MLS # A2217233



\$280,000

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1976 (49 yrs old)
Beds:	6	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Other	Zoning:	RG
Foundation:	Wood	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: NA

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!