



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9837 Prairie Road
Grande Prairie, Alberta

MLS # A2231120



\$374,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	880 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Stone Counters, Tankless Hot Water		

Inclusions:	window coverings
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Welcome to 9837 Prairie Road, a beautifully renovated 4-bedroom bi-level in the heart of Patterson, Grande Prairie. This home features a stylish white kitchen with quartz counters, stainless steel appliances, two refreshed bathrooms, and a bright, functional layout. Enjoy the efficiency of a high-efficiency furnace and on-demand hot water, plus newer windows, siding, shingles, and a large low-maintenance deck. The private backyard backs onto an easement and includes a shaded patio behind the oversized 22x26 heated and insulated garage, perfect for extra storage, hobbies, or parking. There's also ample room for RV or boat parking. Located within walking distance to parks, playgrounds, schools, and just minutes to shopping, restaurants, and Muskoseepi Park Trails. This is a move-in-ready home that offers great value for families, first-time buyers, or investors alike.