

**9613 83 Avenue
Grande Prairie, Alberta**

MLS # A2264312



\$419,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	937 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGEX 2 STOVE X 2 DISHWASHER WASHER X 2 DRYER X 2 ALL FURNITURE IN HOME

MOVE-IN READY & CASH-FLOWING OPPORTUNITY in Patterson Place! Welcome to this beautifully renovated 4-bedroom, 2-bathroom suited home tucked away on a quiet, mature street in Patterson Place, offering modern comfort, timeless character, and incredible rental income potential. Featuring a 2-bedroom, 1-bathroom upper suite and a 2-bedroom, 1-bathroom lower suite, this home is ideal for investors or buyers looking for a mortgage helper. The upper suite comes fully furnished, allowing you to move right in or rent out immediately for fast cash flow. Inside, the attention to detail shines through with hardwood floors, soft-close cabinetry with dovetail wood joints, granite and butcher block countertops, a stylish herringbone tile backsplash, under-mount sink, and sparkling crystal chandeliers. Both suites feature fully updated bathrooms with tile surrounds and deep soaker tubs, new flooring, modern fixtures, doors, and trim throughout the last couple of years. The major upgrades, including a high-efficiency furnace, hot water tank, shingles, and vinyl triple-pane windows, have all been completed within the last five years, providing peace of mind and efficiency for years to come. Outside, the property continues to impress with a fenced backyard, rear deck, garden space, and a beautiful mature shade tree. The 12x30 detached garage provides far more than meets the eye. What looks like a single garage is actually extra-long, offering ample room for storage or a workshop behind your parked vehicle. The extended concrete driveway provides plenty of parking for tenants or guests. Located close to shopping, schools, and bus routes, this home is the perfect blend of convenience, value, and opportunity. You have to see this home in person to truly appreciate all it's thoughtful details.