

9602 83 Avenue
Grande Prairie, Alberta

MLS # A2217233



\$280,000

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|------------------|---|---------------|-------------------|
| 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 | | |

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|--------------------|---|-------------------|----|
| 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!