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9602 83 Avenue  
Grande Prairie, Alberta

MLS # A2217233



**\$280,000**

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

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full
<b>Exterior:</b>	Other
<b>Foundation:</b>	Wood
<b>Features:</b>	See Remarks, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**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!