

# \$206,000 - 10013 80 Avenue, Grande Prairie

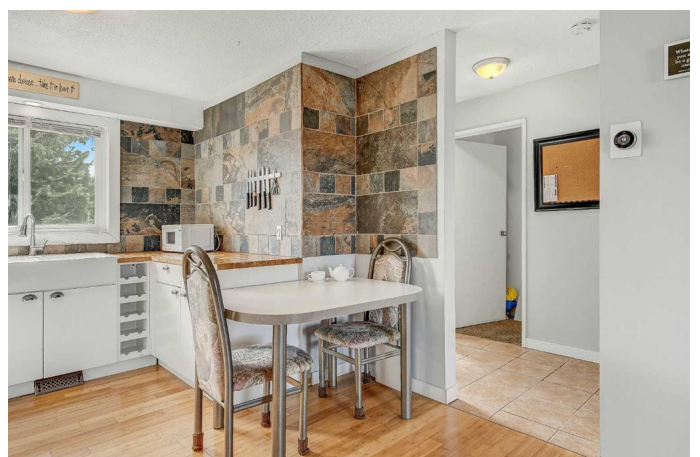
MLS® #A2211808

**\$206,000**

3 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.00 Acres

South Patterson Place, Grande Prairie, Alberta

Welcome to this charming 2 storey townhouse in South Patterson—bright, spacious, and move in ready!! Step into the kitchen and you’ll immediately notice how bright and inviting it feels. With white cabinetry, a U-shaped layout, and a large window that fills the space with natural light. You’ll love the warmth of the butcher block countertops, the character of the tiled walls, and the functionality of the open shelving and deep farm sink. Across from the kitchen is the spacious living room, featuring a clean white shiplap feature wall and a large front window. It’s the perfect spot to relax, entertain, or keep an eye on things while cooking. A convenient half bath rounds out the main floor. Upstairs, you’ll find three bedrooms, including a generous primary, and a 4 piece bathroom with a large vanity and lots of storage, giving everyone room to get ready with ease! The finished basement adds even more living space, ideal for a family room, play area, or cozy retreat. Out back, the yard is fully finished with cement blocks and fenced—no mowing, no weeding, just pure, low maintenance relaxation. Basement photos prior to tenant moving in. The home also includes a dedicated parking space, adding extra convenience to your day-to-day. And with groceries, schools, walking trails, restaurants, and bus routes just minutes away, life here really is designed for ease. Ready to see it in person? Call your REALTOR® today.



Built in 1975

## Essential Information

MLS® #	A2211808
Price	\$206,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,120
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	10013 80 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V4G2

## Amenities

Amenities	Playground, Snow Removal, Trash, Park
Parking Spaces	1
Parking	Assigned, Parking Pad

## Interior

Interior Features	Open Floorplan
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Other
Foundation	Block

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	12
Zoning	RM

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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