

\$140,000 - 102, 9501 72 Avenue, Grande Prairie

MLS® #A2242209

\$140,000

3 Bedroom, 1.00 Bathroom, 1,083 sqft

Residential on 0.05 Acres

South Patterson Place, Grande Prairie, Alberta

3 bedroom & 1 bathroom townhouse condo, in a great location close to schools, walking trails, bus routes, Tim Hortons, convenience stores and more, on the City of Grande Prairie's southside.

Let someone else do the work as condo fees include snow shovelling, grass cutting, trash removal & professional management.

Complex is fabulously maintained and super family-friendly. 1 , plug-in parking stall comes with the unit with ample additional parking available. Inside, the home has updated flooring on the main level that runs through the living room, dining room, hallway and into the laundry room, which also houses the furnace & hot water tank. Completing the main floor is the handy galley style kitchen and patio doors in living room that let in lots of ample light, plus leads to the fenced backyard with outside storage unit for personal use. There is also a large storage room upstairs in addition to the bedrooms, bathroom & hall closet. Wonderful rental property opportunity for an investor, too.

Please note: 3D Tour & photos taken when property was vacant. Currently tenant-occupied. 24 hours notice required for viewings. Rent is \$ 1,350 and lease ends October 31st, 2025. Tenant responsible for utilities. Contact a REALTOR® for more info, or if you have any questions, or to book a viewing!

Built in 1980



Essential Information

MLS® #	A2242209
Price	\$140,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,083
Acres	0.05
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	102, 9501 72 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6A1

Amenities

Amenities	Other, Parking, Trash, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Stall, Assigned, Outside, Parking Lot

Interior

Interior Features	Built-in Features, See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Other
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Lot Description	Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	RM

Listing Details

Listing Office	Royal LePage - The Realty Group
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