

# \$419,900 - 9706 72 Avenue, Grande Prairie

MLS® #A2248686

**\$419,900**

5 Bedroom, 3.00 Bathroom, 1,234 sqft

Residential on 0.14 Acres

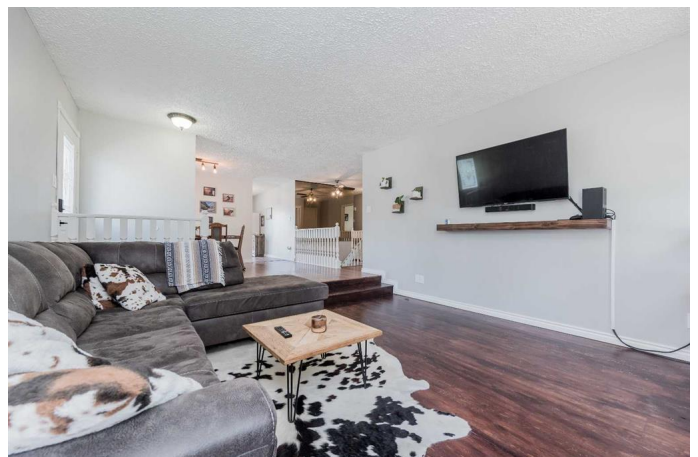
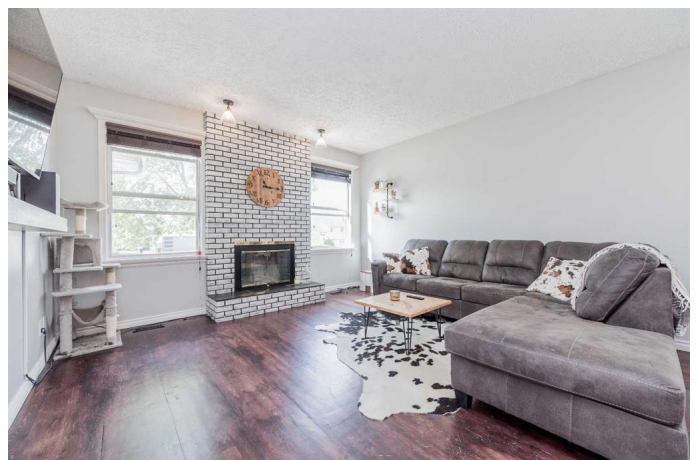
South Patterson Place, Grande Prairie, Alberta

Located just steps from schools, parks, and walking trails, this beautifully maintained 5-bedroom, 3-bathroom home in South Patterson is move-in ready and full of updates. Recent improvements include newer shingles, windows, siding, furnace, hot water tank, flooring, lighting, appliances, and fully renovated bathroom. Inside, you'll find a bright and spacious sunken living room with large windows and a cozy wood-burning fireplace. The kitchen features stainless steel appliances and access to the back deck—perfect for outdoor dining and entertaining. The fully fenced and landscaped backyard backs onto an easement for added privacy. The primary bedroom offers a walk-in closet and a stunning ensuite with a large tiled shower. Two more bedrooms and a full bathroom complete the main floor. Downstairs, the finished basement includes a warm and inviting family room, two additional bedrooms—one with its own ensuite—and a functional laundry area. The double attached garage is finished and offers ample space for parking and storage.

Built in 1981

## Essential Information

MLS® #	A2248686
Price	\$419,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,234
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9706 72 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5J8

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 14th, 2025  
Days on Market        1  
Zoning                      RG

**Listing Details**

Listing Office            RE/MAX Grande Prairie

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