

# \$449,900 - 9609 72 Avenue, Grande Prairie

MLS® #A2239680

**\$449,900**

5 Bedroom, 4.00 Bathroom, 1,815 sqft

Residential on 0.14 Acres

South Patterson Place, Grande Prairie, Alberta

Welcome to your family's next chapter in the heart of South Patterson Place—a well-established neighbourhood known for its mature trees and strong sense of community. This spacious 4-level split offers room for everyone and is ideally located right across the street from a school—perfect for busy mornings and after-school play. The main floor features a bright and welcoming living room, along with a thoughtfully designed kitchen complete with ample counter & cabinetry space, stainless steel appliances, a central island, pantry, and a cozy dining area where the whole family can gather. Step right out to the back deck, making mealtime and entertaining a breeze. Upstairs, the primary bedroom includes a private 3-piece ensuite, plus two more bedrooms and a full bathroom—just right for the kids. The third level offers a flexible open space currently used as a home gym, along with a laundry room and convenient half bath. The lower level adds two additional bedrooms and a full bathroom, ideal for teens, guests, or a home office. Outside, the fully fenced and landscaped backyard is a true retreat, featuring mature trees, a two-tiered deck, and a privacy wall—perfect for relaxing or playing. A double attached garage with extra large driveway including room for RV parking adds the finishing touch to this warm and welcoming family home. Book your showing today!

Built in 1989



## Essential Information

MLS® #	A2239680
Price	\$449,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,815
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	9609 72 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6E5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, See Remarks
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), 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	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	12
Zoning	RG

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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