

# \$394,900 - 9600 72 Avenue, Grande Prairie

MLS® #A2218700

## \$394,900

3 Bedroom, 4.00 Bathroom, 1,512 sqft  
Residential on 0.15 Acres

Patterson Place., Grande Prairie, Alberta

Come check out this standout 3 bedroom + den home in the highly sought after South Patterson neighborhood. With exceptional curb appeal, and loads of potential to personalize, this home is perfect for anyone looking for an older style home in a mature neighborhood.

Inside, you'll find a bright and functional main floor with a well-laid-out living space, main floor laundry, and a large open kitchen featuring a gas range, perfect for cooking and entertaining. The dining room hosts a gas fireplace and opens up to a generous deck, creating an ideal flow for indoor or outdoor hosting. The living room is bright and flowy complete with extra storage in the bay window seat. 2 out of 3.5 bathrooms have been completely renovated, offering fresh, modern finishes!

Outdoors, enjoy beautiful stamped concrete landscaping and driveways that expand around the entire home, adding low maintenance and a high end feel. The side yard can be expanded a further 10 ft or so (previous owners fenced in less than the full lot) and offers the chance to customize your outdoor space even further. Utilize the garden boxes and rain catching barrel to grow your own fresh veggies for dinner.

The attached double heated garage and massive driveway provide more parking than



you'll know what to do with( you will just have to get that RV you have been dreaming about!), plus, being on a bus route ensures your street is always plowed in winter.

Newer shingles have been professionally installed, and the home has seen tons of thoughtful upgrades, still with room to add your personal touch and build equity. While the two original furnaces remain, theyâ€™ve been meticulously maintained and are known for their durability, no circuit board failures here!!!!

With a large shed, tons of storage, and space to grow, this is a rare opportunity to own a unique property in one of the cityâ€™s desirable neighborhoods.

Donâ€™t miss out, homes like this donâ€™t come along often. Book your showing today!

Built in 1979

**Essential Information**

MLS® #	A2218700
Price	\$394,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,512
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	9600 72 Avenue
Subdivision	Patterson Place.

City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	t8v5j9

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Gas Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	1
Zoning	RG

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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