

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

MLS® #A2239680

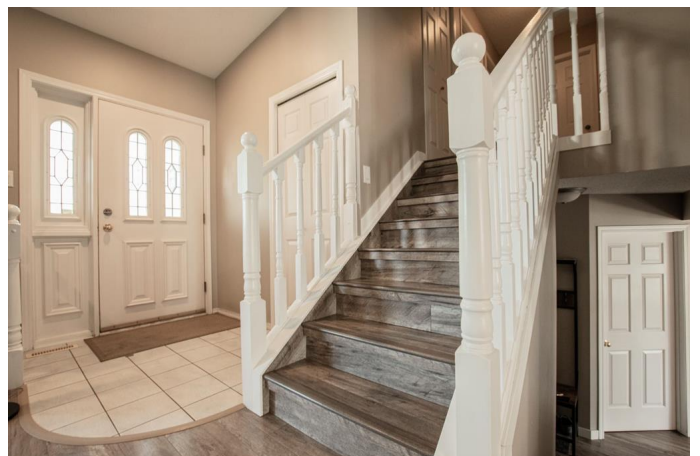
**\$449,900**

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 | 21              |
| Zoning         | RG              |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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