

\$339,900 - 9402 70 Avenue, Grande Prairie

MLS® #A2242484

\$339,900

3 Bedroom, 3.00 Bathroom, 1,132 sqft

Residential on 0.15 Acres

South Patterson Place, Grande Prairie, Alberta

Set on a large corner lot in South Patterson, this home has a thoughtful layout, spacious rooms, and a backyard that's perfect for summer. Inside, you're welcomed by a bright living room with hardwood floors, a large front window, and a wood burning fireplace that adds warmth and character with its floor to ceiling wood surround and solid wood mantel. Whether you're spending quiet evenings by the fire during rainy days or hosting friends, the space feels both comfortable and connected. The kitchen is well laid out with generous counter space, lots of storage, and a large island with a second sink with filter system. A big window over the main sink looks out to the backyard, so you can prep meals while keeping an eye on pets or kids. The dining area flows right off the kitchen and opens to the back deck, making summer barbecues or weekday dinners outside a breeze. The primary bedroom offers two closets and an updated two-piece ensuite with white cabinetry, tiled floors, and a black-and-gold sink with a glass-like finish! The additional upstairs bedroom is especially spacious (it was originally two rooms) and gives you flexibility for a shared room, hobby space, or second family area. The main four-piece bathroom is also updated, with white cabinetry, tiled flooring, and a distinctive sink featuring gold scrollwork and warm amber tones. Downstairs, the large bedroom or family area is ready for movie nights, games, or stretching out on a rainy weekend. The



three-piece bathroom on this level is fully updated too, with a walk-in tiled shower, floating toilet, and clean finishes throughout. The backyard is a true standout: beautifully landscaped and fully fenced, with mature trees, a covered deck for shade, and a second deck with a stone barbecue area that's ready for summer gatherings. A storage shed and rear easement add both privacy and function, and there's plenty of parking thanks to the corner lot. You're also in a well-established neighbourhood close to schools, parks, and Bear Creek trails with quick access to the bike park, beach volleyball courts, dog park, and more. Homes like this don't hit the market often, call your REALTOR® today to book a showing!!

updates include : windows 2020, range 2021, new vinyl plank in upstairs bedrooms, furnace is 2010-blower motor replaced 2021 motherboard 2020, shingles 2014 -AND this house has NO SUMP PUMP and copper plumbing.

Built in 1979

Essential Information

MLS® #	A2242484
Price	\$339,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,132
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	9402 70 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5W8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Garden, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	10
Zoning	RG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.