

9609 72 Avenue

Grande Prairie, Alberta

MLS # A2239680



\$449,900

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | South Patterson Place               |        |                   |
| Type:     | Residential/House                   |        |                   |
| Style:    | 4 Level Split                       |        |                   |
| Size:     | 1,815 sq.ft.                        | Age:   | 1989 (36 yrs old) |
| Beds:     | 5                                   | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, See Remarks |        |                   |
| Lot Size: | 0.14 Acre                           |        |                   |
| Lot Feat: | Landscaped                          |        |                   |

|             |                                             |            |    |
|-------------|---------------------------------------------|------------|----|
| Heating:    | Forced Air                                  | Water:     | -  |
| Floors:     | Tile, Vinyl                                 | Sewer:     | -  |
| Roof:       | Asphalt Shingle                             | Condo Fee: | -  |
| Basement:   | Finished, Full                              | LLD:       | -  |
| Exterior:   | Brick, Vinyl Siding                         | Zoning:    | RG |
| Foundation: | Poured Concrete                             | Utilities: | -  |
| Features:   | Ceiling Fan(s), Kitchen Island, See Remarks |            |    |

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

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!