

9309 69 Avenue  
Grande Prairie, Alberta

MLS # A2284681

**\$439,900**



|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | South Patterson Place  |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bi-Level               |        |                   |
| Size:     | 1,302 sq.ft.           | Age:   | 1994 (32 yrs old) |
| Beds:     | 5                      | Baths: | 3                 |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.12 Acre              |        |                   |
| Lot Feat: | City Lot               |        |                   |

|                        |                         |            |    |
|------------------------|-------------------------|------------|----|
| Heating:               | Forced Air, Natural Gas | Water:     | -  |
| Floors:                | Carpet, Vinyl Plank     | Sewer:     | -  |
| Roof:                  | Asphalt Shingle         | Condo Fee: | -  |
| Basement:              | Full                    | LLD:       | -  |
| Exterior:              | Vinyl Siding            | Zoning:    | RG |
| Foundation:            | Poured Concrete         | Utilities: | -  |
| Features:              | Ceiling Fan(s)          |            |    |
| <b>Inclusions:</b> N/A |                         |            |    |

Welcome to this well-maintained 5-bedroom, 3-bathroom home located in the highly desirable Cornerstone subdivision in Grande Prairie's south end. Designed with both family living and functionality in mind, this property offers space, comfort, and modern finishes throughout. The main floor features durable vinyl plank flooring throughout, complemented by a tile backsplash in the kitchen and a practical, open layout ideal for everyday living and entertaining. All appliances are included, making this a true move-in-ready home. Central air conditioning ensures year-round comfort. With five spacious bedrooms, there's plenty of room for a growing family, home office space, or guests. The attached double garage provides convenience and extra storage, especially during winter months. Situated in a quiet, family-friendly neighbourhood close to schools, parks, shopping, and south-side amenities, this home offers excellent value in one of Grande Prairie's most sought-after areas. A solid opportunity for families or buyers looking for space, location, and comfort — all in one package.