

\$389,900 - 9372 71 Avenue, Grande Prairie

MLS® #A2254889

\$389,900

6 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.12 Acres

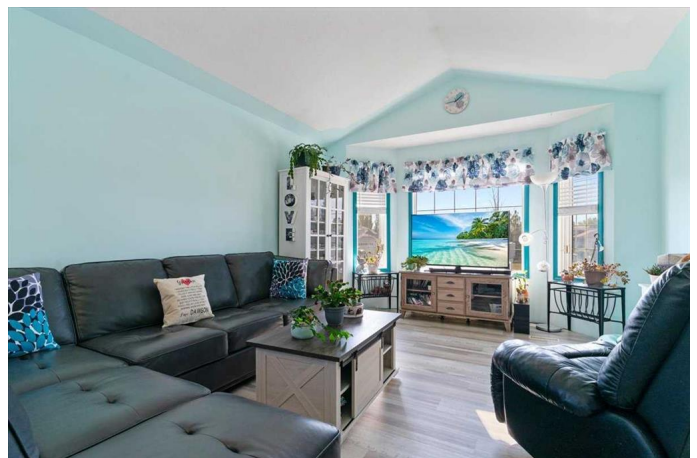
South Patterson Place, Grande Prairie, Alberta

Spacious 6 bedroom, 3 bathroom home in South Patterson with plenty of updates and features to enjoy! The furnace and A/C were replaced in 2021, and the shingles were done in 2018. The garage has been transformed into a man cave with in-floor heat perfect for hobbies or entertaining. Inside, you'll find vaulted ceilings, a corner pantry, an island, and stainless steel appliances in the kitchen. The primary bedroom includes a walk-in closet, and ensuite. There are some new windows and updated light fixtures throughout. The basement offers a large rec room, three additional bedrooms, and a full bathroom—ideal for family or guests. Outside, the home boasts a 2-tier deck with a partially covered upper deck, a natural gas line for your BBQ, and a large driveway that can accommodate an RV. A 50-gallon hot water tank ensures comfort and convenience. Located close to schools and amenities, this home combines updates, space, and functionality in a desirable location!! Book your showing today!

Built in 1994

Essential Information

MLS® #	A2254889
Price	\$389,900
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,348
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9372 71 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6W1

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	11
Zoning	RG

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.