

\$359,900 - 9322 72 Avenue, Grande Prairie

MLS® #A2267170

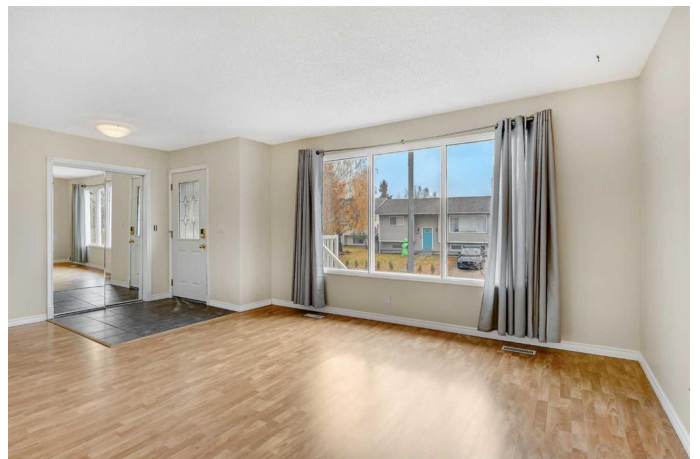
\$359,900

5 Bedroom, 3.00 Bathroom, 1,151 sqft

Residential on 0.14 Acres

South Patterson Place, Grande Prairie, Alberta

This charming updated 1,151 sq. ft. 5 bed, 2.5 bath home with detached dbl heated garage is perfectly located across from a playground/park, and just minutes from Alexander Forbes and St. Patâ€™s school â€” an ideal spot for families. The main floor showcases a bright modern kitchen with crisp white cabinetry, butcher block countertops, a full tiled backsplash, high-end appliances, and a new sink with garburator. Thereâ€™s plenty of room for a dinette table, plus convenient access to the back deck for easy indoor-outdoor living. A nearby formal dining area and spacious living room create a welcoming space for family and guests. The primary suite features a remodeled 2-pc ensuite and a large closet, while 2 additional bedrooms and a refreshed 4-pc bath complete the main level. The basement packs potential with 2 more bedrooms, a 3-pc bath w/shower, generously sized rec room and large laundry room with lower cabinetry, and entry to a separate utility area. The flex room serves as a work shop or home office, with storage space beneath the stairs. With the T-bar ceiling, there's easy access to utilities. Enjoy year-round comfort with AIR CONDITIONING and relax outdoors on the composite decks at both the front and back. The fenced yard with rear easement includes a dedicated dog run, fire pit, compost setup, and mature landscaping featuring a crabapple tree and raspberry bushes. A partially finished shed provides additional storage. The massive



paved driveway offers ample parking for several vehicles or an RV, and the detached double garage is heated, insulated, and partially boarded – ideal for projects or cold-weather parking. FRESH PAINT, NEWER HIGH-END APPLIANCES and NEW SHINGLES (2022) make this home move-in ready. A truly fantastic find for anyone seeking an updated, family-friendly home with room to grow in one of Grande Prairie’s most welcoming neighborhoods!

Built in 1980

Essential Information

MLS® #	A2267170
Price	\$359,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,151
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9322 72 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6E6

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Garage Faces Front, Heated Garage, Paved

of Garages 2

Interior

Interior Features Ceiling Fan(s), Pantry, Vinyl Windows, Suspended Ceiling
Appliances Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Has Basement Yes
Basement Full

Exterior

Exterior Features Fire Pit, Private Yard, Barbecue, Dog Run, Rain Barrel/Cistern(s)
Lot Description Back Lane, Few Trees, Landscaped, Rectangular Lot, Dog Run Fenced In, Fruit Trees/Shrub(s)
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Wood

Additional Information

Date Listed November 19th, 2025
Days on Market 1
Zoning RG

Listing Details

Listing Office Grassroots Realty Group Ltd.

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