

# \$389,900 - 9317 72 Avenue, Grande Prairie

MLS® #A2228689

## \$389,900

4 Bedroom, 3.00 Bathroom, 1,062 sqft

Residential on 0.14 Acres

Patterson Place., Grande Prairie, Alberta

VERY WELL KEPT FULLY DEVELOPED HOME WITH HEATED DETACHED GARAGE IN PATTERSON!!! This 4 bedroom and 2 1/2 bathroom home sits on a large lot!! The large kitchen has solid oak cabinets, a gas cooktop, a built-in the-wall oven, a tile backsplash, and tile floors. The dining area has garden doors leading out to a deck. New light fixtures. There are bamboo hardwood floors in the living room and dining room. The primary suite has a double closet and a 2 piece bathroom, bedroom 2, and a main bathroom with tile tub surround and tile floors complete the main floor. The developed basement has a huge family room with laminate flooring, bedrooms 3 & 4, a 3 piece bathroom, and a laundry room complete the basement. New upgraded carpet in all 4 bedrooms!! The detached garage is heated and has 220 amp. The backyard is huge and great for kids, RV parking, landscaped, gas line for b.b.q on the deck, fenced, and storage underneath the deck. There is AC for those hot summer nights!!! New siding, windows, and shingles!! The furnace and hot water tank are newer!! Truly a great family home and next door to a playground and Forbes school is just walking distance. Don't miss out book your showing today!!

Built in 1981

## Essential Information



MLS® #	A2228689
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,062
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9317 72 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6E5

### Amenities

Parking Spaces	4
Parking	RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Laminate Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Cooktop, Refrigerator, Washer
Heating	High Efficiency
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Playground, Private Yard, RV Hookup
Lot Description	Back Yard, Landscaped, Lawn

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	10
Zoning	RG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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