

\$140,000 - 125, 9501 72 Avenue, Grande Prairie

MLS® #A2238757

\$140,000

3 Bedroom, 1.00 Bathroom, 1,083 sqft

Residential on 0.05 Acres

South Patterson Place, Grande Prairie, Alberta

End unit, 2 storey townhouse in 'Park Place on 72 Ave' complex! Lots of living space here with 3 large bedrooms upstairs, 1 bathroom, big storage room and the main level having entry with coat closet, then the kitchen, and separate living room & dining room spaces. Main floor laundry in utility room as well. Fenced backyard has storage unit and newly poured concrete patio area to enjoy the morning sun on. Fabulous investment rental opportunity. Condo fees include professional management, common area/grounds maintenance & snow & trash removal. Unit comes with one outside powered parking stall. Currently tenant occupied with 24 hour notice required for viewings. Rent is \$1,150 on a month-to-month lease and tenant is responsible for utilities. Excellent southside location close to schools, playgrounds, coffee shop, gas station, and so much more. Contact a REALTOR® for more info, or if you have any questions, or to book a viewing!



Built in 1980

Essential Information

MLS® #	A2238757
Price	\$140,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,083

Acres	0.05
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	125, 9501 72 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6A1

Amenities

Amenities Parking, Snow Removal, Storage

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 1

Parking Stall

Interior

Interior Features Built-in Features, See Remarks

Appliances Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement None, Crawl Space

Exterior

Exterior Features Other

Lot Description Front Yard, Landscaped, Lawn, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 31st, 2025



Days on Market	13
Zoning	RM

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

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.