

# \$365,000 - A & B, 9842 72 Avenue, Grande Prairie

MLS® #A2201692

**\$365,000**

4 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.12 Acres

South Patterson Place, Grande Prairie, Alberta

Generate revenue with this LEGAL, up/down bi-level on the southside of City of Grande Prairie. Rental market has very low vacancy currently so this would make a great option to own. 2 bedrooms up, and 2 bedrooms down with each having 1 bathroom and own laundry.

Lots of updates have been done including countertops & backsplash in kitchen upstairs and upgrades to both bathrooms, including new vanities. NO carpet upstairs plus lovely hardwood flooring in living room. Big windows in the downstairs unit make it super bright.

There is also nice modern flooring in kitchen, dining, living room and hallway, a rounded shower stall in bathroom, and big pantry/storage closet with under stairs space as well. Shared, common entrance for the units. Concrete driveway leads to detached garage plus scads of parking out front & beside house. Property is very well-maintained & furnace is newer. Located close to walking trails, schools, shopping & bus routes. \*\*\* Please note: Photos & 3D Tours from when property was vacant.

Currently tenant occupied. 24 hours notice required for showings. Lower unit rent is \$1,450 and lease ends April 30th, 2026.

Upper unit rent is \$2,100 and lease ends September 30, 2025. Both units have gas, water & power included in rents. \*\*\* Contact a REALTOR® today for more information or to book a viewing!

Built in 1977



## Essential Information

MLS® #	A2201692
Price	\$365,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Up/Down
Status	Active

## Community Information

Address	A & B, 9842 72 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4W6

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Washer, Electric Stove, See Remarks, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn, Rectangular Lot, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 21st, 2025
Days on Market	4
Zoning	RG

**Listing Details**

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

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