

# \$424,900 - 9637 72 Avenue, Grande Prairie

MLS® #A2248592

**\$424,900**

3 Bedroom, 3.00 Bathroom, 1,690 sqft

Residential on 0.14 Acres

South Patterson Place, Grande Prairie, Alberta

This lovely 4-level split blends timeless character with thoughtful updates, creating a home that feels warm, inviting, and full of personality. Set on a large, maturely landscaped lot with RV parking, a huge driveway, and a double garage, this property offers both comfort and convenience. Step inside to vaulted ceilings that make the living spaces feel bright and airy. The wood-burning stove adds a cozy touch, perfect for gathering on cooler evenings. Original features and charming details run throughout, giving the home its unique appeal. The backyard is a true retreat, featuring a stunning triple-tier deck—ideal for barbecues, morning coffee, or unwinding in the evening—surrounded by mature trees and lush greenery. The front lawn was resodded just last year, while the mature landscaping provides beauty and privacy year-round. Notable updates include shingles replaced in 2020, a hot water tank (approx. 6 years old), water softener, and built-in vacuum system. Located close to schools, on a bus route, and in a family-friendly neighborhood, it's the perfect spot to settle in and make memories. This is more than just a house—it's a home with heart.

Built in 1989

## Essential Information

MLS® #

A2248592



Price	\$424,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,690
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	9637 72 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V6P5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, French Door
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 14th, 2025
Days on Market	1
Zoning	RG

**Listing Details**

Listing Office	eXp Realty
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