

# \$389,900 - 9372 71 Avenue, Grande Prairie

MLS® #A2254889

**\$389,900**

6 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.12 Acres

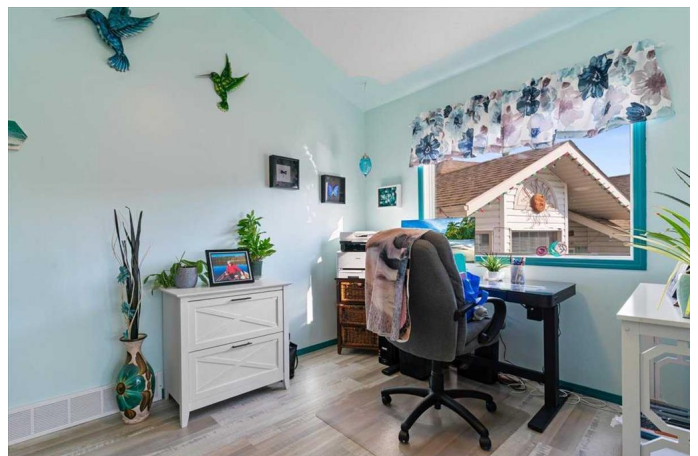
South Patterson Place, Grande Prairie, Alberta

Spacious 6 bedroom, 3 bathroom home in South Patterson with plenty of updates and features to enjoy! The furnace and A/C were replaced in 2021, and the shingles were done in 2018. The garage has been transformed into a man cave with in-floor heat perfect for hobbies or entertaining. Inside, you'll find vaulted ceilings, a corner pantry, an island, and stainless steel appliances in the kitchen. The primary bedroom includes a walk-in closet, and ensuite. There are some new windows and updated light fixtures throughout. The basement offers a large rec room, three additional bedrooms, and a full bathroom—ideal for family or guests. Outside, the home boasts a 2-tier deck with a partially covered upper deck, a natural gas line for your BBQ, and a large driveway that can accommodate an RV. A 50-gallon hot water tank ensures comfort and convenience. Located close to schools and amenities, this home combines updates, space, and functionality in a desirable location!! Book your showing today!

Built in 1994

## Essential Information

MLS® #	A2254889
Price	\$389,900
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,348
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	9372 71 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6W1

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 6th, 2025
Days on Market	4
Zoning	RG

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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