

\$424,900 - 9371 71 Avenue, Grande Prairie

MLS® #A2269431

\$424,900

5 Bedroom, 3.00 Bathroom, 1,398 sqft

Residential on 0.11 Acres

South Patterson Place, Grande Prairie, Alberta

4-level split located on a quiet crescent in South Patterson, with easement behind the home and paved alley beside! This fully developed property offers 5 bedrooms and 3 bathrooms, providing plenty of space for the entire family. The bright, functional layout features multiple living areas – perfect for entertaining or relaxed everyday living. Enjoy the private backyard with a spacious two-tiered deck, ideal for summer gatherings or quiet evenings outdoors. Attractive curb appeal with a 26' x 22' garage and an oversized driveway offering ample parking, including space for an RV! A wonderful home in a highly desirable neighborhood, close to schools, parks, and all amenities. (Note: inside photos will be added Nov 11th, still able to view anytime)

Built in 1994

Essential Information

MLS® #	A2269431
Price	\$424,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,398
Acres	0.11
Year Built	1994
Type	Residential



Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	9371 71 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V6V9

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	10
Zoning	RG

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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.