

# \$279,900 - 9852 72 Avenue, Grande Prairie

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MLS® #A2255303

## \$279,900

4 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.10 Acres

South Patterson Place, Grande Prairie, Alberta

Good size 1/2 duplex in great location near schools, shopping and bus route. Features 3 bedrooms up, 1 down, exercise area and flex room in basement. Lots of storage and large yard with two decks. One deck off Master bedroom with sliding patio doors is 14' x 19'. The other onto front door is 24' x 16' perfect for patio barbecues and entertaining. The other two bedrooms on main are good size, large bathroom with tub, kitchen is nice and bright with white cabinets extended into dining area. Very large living room for family gatherings and a work area also. Please call your Realtor to view today. Lots of upgrades have been done recently.



Built in 1977

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2255303               |
| Price          | \$279,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 980                    |
| Acres          | 0.10                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9852 72 Avenue        |
| Subdivision | South Patterson Place |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 4W6               |

## Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Concrete Driveway, Off Street |

## Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Sun                           |
| Appliances        | Dishwasher, Electric Range, Washer/Dryer, Window Cove |
| Heating           | Forced Air                                            |
| Cooling           | None                                                  |
| Has Basement      | Yes                                                   |
| Basement          | Finished, Full                                        |

## Exterior

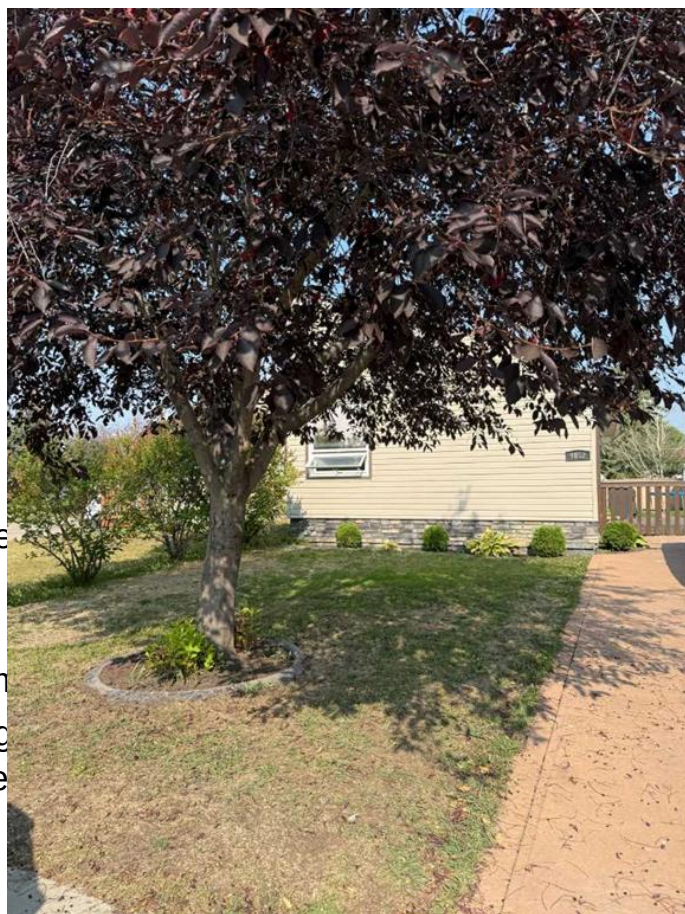
|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Yard     |
| Lot Description   | Back Yard, Level |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Siding      |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 2                   |
| Zoning         | RG                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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