

\$379,900 - 9905 70 Avenue, Grande Prairie

MLS® #A2259493

\$379,900

4 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.15 Acres

South Patterson Place, Grande Prairie, Alberta

This lovingly maintained 4-bedroom, 2-bathroom home in Patterson is the perfect find for first-time buyers, offering a quiet side street location that backs directly onto a kids's™ park and has been carefully updated by the same owner for the past 24 years. With major upgrades already completed—including house shingles (2011), garage shingles (2014), new windows, siding, soffit, and fascia (2011/2012), a composite Trex deck (2018), refreshed countertops, kitchen flooring, sink and faucet (2020), updated paint, flooring, and custom roller shades—this home is truly move-in ready. Inside, the main floor features a bright kitchen and dining area alongside a spacious living room, while upstairs you'll find three comfortable bedrooms and a full bathroom. The third level offers a second living room, another large bedroom, and an updated bathroom, with the fourth level providing laundry, storage, or home gym space plus a bonus 500 sq ft of crawl space storage. Both furnaces were inspected by ATCO in April 2025, and ducts have recently been cleaned for peace of mind. A detached 24'™x24'™ powered garage with a wood stove heater, a backyard shed, and an extra-large driveway with plenty of parking—big enough to handle even the longest RV—rounding out this excellent property, making it an ideal choice for families looking for a turn-key home with unbeatable location and value.

Built in 1979



Essential Information

MLS® #	A2259493
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,024
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	9905 70 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5G7

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Heated Garage, Parking Pad, RV Access/Parking, Additional Parking, Garage Faces Front
# of Garages	2

Interior

Interior Features	Built-in Features, Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
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Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Shingle, Fiberglass
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	9
Zoning	rg

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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