

# \$399,900 - 9751 69 Avenue, Grande Prairie

MLS® #A2254874

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,100 sqft

Residential on 0.12 Acres

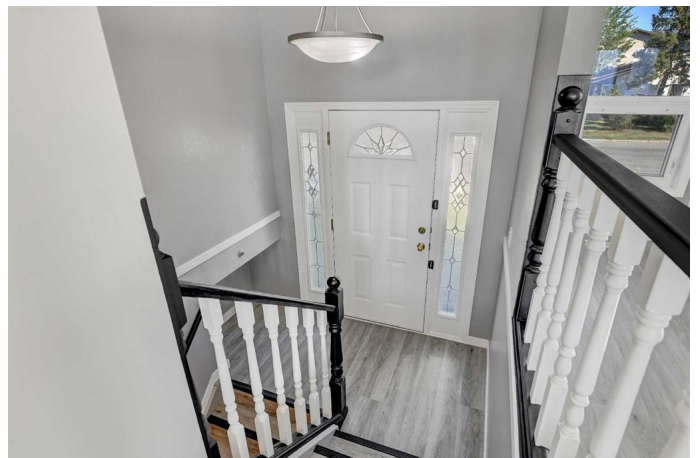
South Patterson Place, Grande Prairie, Alberta

This home has under gone a complete interior renovation from top to bottom ! From the wide open floor plan on the main level that has a wonderful feature wall with white washed rock around the fireplace, to the new kitchen area that has French doors accessing the deck, to the new bathroom and ensuite. The basement boasts a huge family room, 2 bedrooms, bathroom and laundry room. Metal Roof, so you will never need to replace shingles. Massive backyard with no neighbors behind! Garage measures 20x24. Close to Schools, playgrounds, and Shopping. This home certainly will not disappoint!

Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254874    |
| Price          | \$399,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,100       |
| Acres          | 0.12        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9751 69 Avenue        |
| Subdivision | South Patterson Place |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 5E4               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | See Remarks                                                       |
| Heating           | Floor Furnace, Natural Gas                                        |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas                                                               |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Other                                                                        |
| Lot Description   | Back Lane, City Lot, Corner Lot, Few Trees, Landscaped, No Neighbours Behind |
| Roof              | Metal                                                                        |
| Construction      | Composite Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 13                   |
| Zoning         | RG                   |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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