

# \$419,900 - 9717 73 Avenue, Grande Prairie

MLS® #A2252803

**\$419,900**

5 Bedroom, 3.00 Bathroom, 1,257 sqft

Residential on 0.14 Acres

South Patterson Place, Grande Prairie, Alberta

This inviting home offers 5 bedrooms and 3 full bathrooms, perfect for a growing family. You'll appreciate the thoughtful upgrades throughout, including a welcoming living room with a cozy fireplace as the centerpiece. Nice open concept to the dining room and kitchen, featuring stainless steel appliances. The layout provides both comfort and functionality, while the double garage adds convenience and storage. A great opportunity to own a well-kept home in desirable South Patterson!

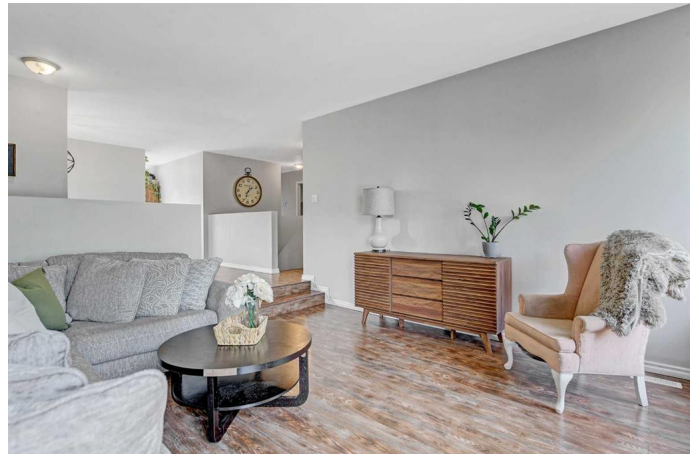
Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252803    |
| Price          | \$419,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,257       |
| Acres          | 0.14        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9717 73 Avenue        |
| Subdivision | South Patterson Place |



|             |                |
|-------------|----------------|
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8V5K3         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Electric                                                                  |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Garden          |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 25                |
| Zoning         | RG                |

### Listing Details

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

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