9609 72 Avenue
Grande Prairie, Alberta

MLS # A2239680

$449,900

Division:	South Patterson Place
Type:	Residential/House
Style:	4 Level Split
Size:	1,815 sq.ft.
Age:	1989 (36 yrs old)
Beds:	5
Baths:	3 full / 1 half
Garage:	Double Garage Attached, See Remarks
Lot Size:	0.14 Acre
Lot Feat:	Landscaped

Heating:	Forced Air	**Water:**	-
Floors:	Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Kitchen Island, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Welcome to your family’s next chapter in the heart of South Patterson Place—a well-established neighbourhood known for its mature trees and strong sense of community. This spacious 4-level split offers room for everyone and is ideally located right across the street from a school—perfect for busy mornings and after-school play. The main floor features a bright and welcoming living room, along with a thoughtfully designed kitchen complete with ample counter & cabinetry space, stainless steel appliances, a central island, pantry, and a cozy dining area where the whole family can gather. Step right out to the back deck, making mealtime and entertaining a breeze. Upstairs, the primary bedroom includes a private 3-piece ensuite, plus two more bedrooms and a full bathroom—just right for the kids. The third level offers a flexible open space currently used as a home gym, along with a laundry room and convenient half bath. The lower level adds two additional bedrooms and a full bathroom, ideal for teens, guests, or a home office. Outside, the fully fenced and landscaped backyard is a true retreat, featuring mature trees, a two-tiered deck, and a privacy wall—perfect for relaxing or playing. A double attached garage with extra large driveway including room for RV parking adds the finishing touch to this warm and welcoming family home. Book your showing today!