

\$229,500 - 9902 71a Avenue, Grande Prairie

MLS® #A2246814

\$229,500

3 Bedroom, 1.00 Bathroom, 983 sqft

Residential on 0.08 Acres

South Patterson Place, Grande Prairie, Alberta

Affordable and move-in ready in South Patterson! This 3-bedroom, 1-bathroom half duplex is ideally located near Muskoseepi Park and South Bear Creek Park, offering easy access to trails, recreation, and nature. When you walk in, youâ€™re greeted by an open entryway with access upstairs to the main level, where a large closet offers plenty of storage. From there, step into the bright kitchen, dining, and living room spaceâ€”perfect for everyday living and entertaining. Down the hall are 3 bedrooms and an updated 4-piece bathroom. The lower level is partially finished and includes the laundry area, with potential to develop further. Recent updates bring peace of mind, including new shingles, new bedroom windows, updated tiling in the bathroom, new vinyl plank flooring on the main level, plus a newer furnace and hot water tank. Outside, enjoy a fully fenced yardâ€”perfect for pets, kids, or summer gatherings. Reach out to your realtor to book your private showing!

Built in 1979

Essential Information

MLS® #	A2246814
Price	\$229,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	983
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	9902 71a Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5T9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	7
Zoning	RG

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.