

# \$225,000 - 9923 71 Avenue, Grande Prairie

MLS® #A2224023

**\$225,000**

2 Bedroom, 1.00 Bathroom, 820 sqft

Residential on 0.09 Acres

South Patterson Place, Grande Prairie, Alberta

INVESTOR ALERT! This well cared for semi-detached home has a great floor plan. It features a spacious main living area, kitchen/dining space, 2 good sized bedrooms, and a 4 piece bathroom. The property is located on a quiet street in South Patterson, near schools, playgrounds, shopping, buses, and more.

Built in 1979

## Essential Information

MLS® #	A2224023
Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	820
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	9923 71 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie



Province	Alberta
Postal Code	T8V5T4

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Laminate Counters
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
Days on Market	21
Zoning	RG

### Listing Details

Listing Office	Real Broker
----------------	-------------

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.