

# \$359,000 - 9313 71 Avenue, Grande Prairie

MLS® #A2259341

**\$359,000**

4 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.15 Acres

South Patterson Place, Grande Prairie, Alberta

For more information, please click the "More Information" button.

Welcome to this charming 4-bedroom, 2-bathroom home located in the South Patterson area. Offering 2100 sq ft of well-designed living space, this property is perfect for growing families in a family-friendly neighborhood. Sitting on a spacious lot, there's plenty of room to create the backyard of your dreams, whether that's for kids, pets, or future additions. The home has been thoughtfully updated with new shingles, siding, soffit, fascia, and eavestroughs (all 2024), providing not only curb appeal but also ensuring the exterior is built to last. The newer furnace (2022) guarantees energy efficiency and comfort throughout the seasons, making it a smart investment for the long term. As you step inside, you'll notice the home's bright and airy feel, thanks to an abundance of natural light that pours in through large windows. The open living areas create an inviting space for family gatherings or quiet evenings. The kitchen has functional cabinetry and plenty of counter space, offering great potential for customization if you're looking to add your personal touch. The four generously sized bedrooms provide ample space for family members, home offices, or guest rooms. The two full bathrooms provide convenience and comfort for the whole family. Located in a peaceful, quiet neighborhood, this home offers the perfect blend of serenity and



accessibility. Youâ€™re just minutes away from local parks, top-rated schools, shopping, dining, and essential services. Commuters will appreciate the proximity to major roads and public transit, making it easy to get around. Donâ€™t miss out on the opportunity to make this house your home!

Built in 1981

**Essential Information**

MLS® #	A2259341
Price	\$359,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,098
Acres	0.15
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	9313 71 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6E2

**Amenities**

Parking Spaces	3
Parking	Off Street, RV Access/Parking

**Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Recessed Lighting, Storage
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Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	Central, High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Standard Shaped Lot, Treed, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 23rd, 2025
Zoning	RG

## Listing Details

Listing Office	Easy List Realty
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