

# \$179,000 - 9909 71a Avenue, Grande Prairie

---

MLS® #A2226331

## \$179,000

3 Bedroom, 2.00 Bathroom, 854 sqft

Residential on 0.08 Acres

South Patterson Place, Grande Prairie, Alberta

If you are looking for a fixer-up project home, this just might be the one. Located on a quiet street and fairly close to parks & schools. Fenced with a garden shed and a private back yard, there is plenty of opportunity.

Built in 1979

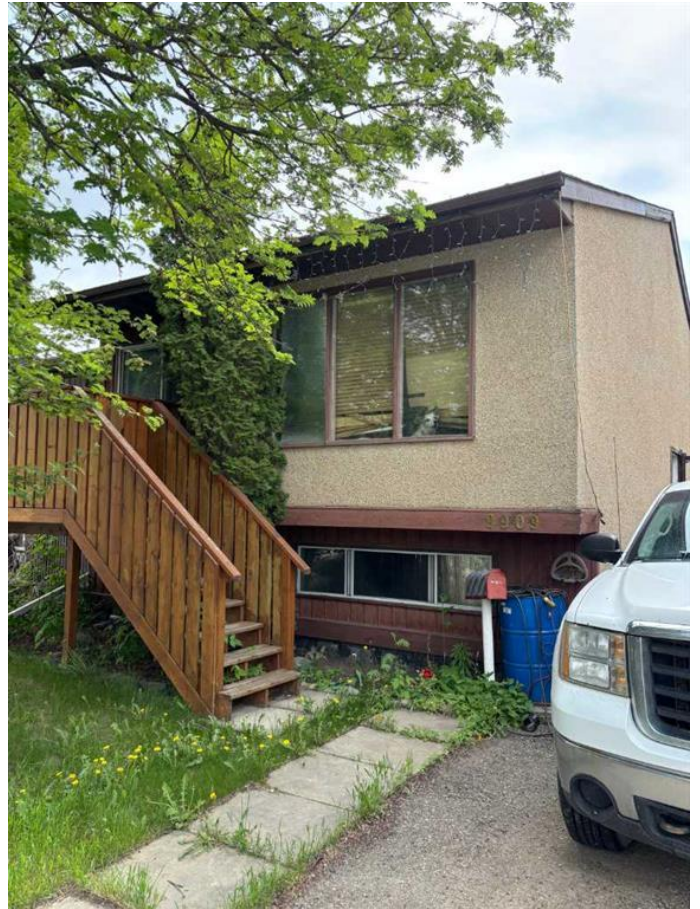
### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2226331          |
| Price          | \$179,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 854               |
| Acres          | 0.08              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Semi Detached     |
| Style          | 2 Storey, Up/Down |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9909 71a Avenue       |
| Subdivision | South Patterson Place |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 5T8               |

### Amenities



Parking Spaces 2  
Parking Parking Pad

**Interior**

Interior Features Laminate Counters  
Appliances Refrigerator, Washer/Dryer, E  
Heating Central  
Cooling None  
Has Basement Yes  
Basement See Remarks

**Exterior**

Exterior Features Private Yard  
Lot Description Private  
Roof Asphalt Shingle  
Construction Wood Siding  
Foundation Poured Concrete

**Additional Information**

Date Listed May 30th, 2025  
Days on Market 87  
Zoning RG

**Listing Details**

Listing Office Royal LePage - The Realty Group

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.

