

# \$409,900 - 9717 73 Avenue, Grande Prairie

MLS® #A2252803

**\$409,900**

5 Bedroom, 3.00 Bathroom, 1,257 sqft

Residential on 0.14 Acres

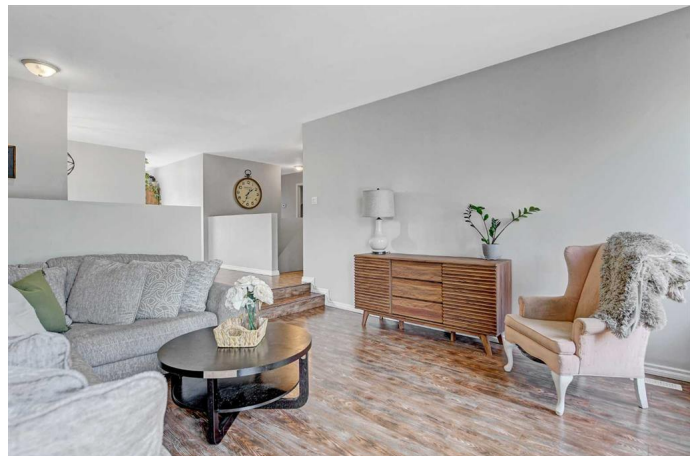
South Patterson Place, Grande Prairie, Alberta

Charming & Unique 5-Bedroom, 3-Bath Home with Modern Upgrades! Bursting with character, this older-charm home boasts a one-of-a-kind floor plan thatâ€™s both functional and full of personality. Recent updates include a brand-new roof (2023), new tile flooring (2023), fresh paint, and a brand-new dishwasher. The newer hot water tank and furnace (approx. 6â€“7 years old) provide peace of mind. The basement offers a versatile bedroom with its own living room â€“ perfect for teens, guests, or rental income. Renovations throughout blend timeless charm with modern touches, and to make it even better, weâ€™re offering a buyer credit at closing for any older items awaiting your personal touch. A pre-listing inspection has already been completed for buyer peace of mind. A rare find ready for a quick sale â€“ donâ€™t miss your chance!

Built in 1979

## Essential Information

MLS® #	A2252803
Price	\$409,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,257
Acres	0.14



Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9717 73 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V5K3

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 29th, 2025
Days on Market	43
Zoning	RG

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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