

# \$424,900 - 9371 71 Avenue, Grande Prairie

MLS® #A2269431

**\$424,900**

5 Bedroom, 3.00 Bathroom, 1,398 sqft

Residential on 0.11 Acres

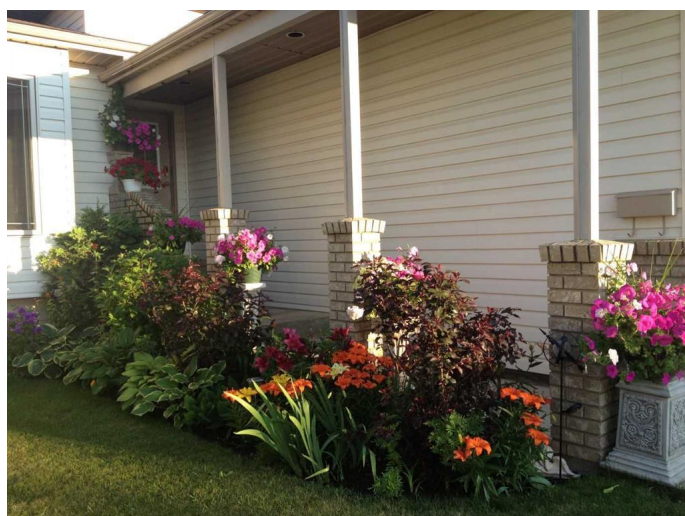
South Patterson Place, Grande Prairie, Alberta

4-level split located on a quiet crescent in South Patterson, with easement behind the home and paved alley beside! This fully developed property offers 5 bedrooms and 3 bathrooms, providing plenty of space for the entire family. The bright, functional layout features multiple living areas – perfect for entertaining or relaxed everyday living. Enjoy the private backyard with a spacious two-tiered deck, ideal for summer gatherings or quiet evenings outdoors. Attractive curb appeal with a 26' x 22' garage and an oversized driveway offering ample parking, including space for an RV! A wonderful home in a highly desirable neighborhood, close to schools, parks, and all amenities. (Note: inside photos will be added Nov 11th, still able to view anytime)

Built in 1994

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2269431    |
| Price          | \$424,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,398       |
| Acres          | 0.11        |
| Year Built     | 1994        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9371 71 Avenue        |
| Subdivision | South Patterson Place |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V6V9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | See Remarks                                                     |
| Appliances        | Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                      |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Full                                                            |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other               |
| Lot Description   | Back Lane, City Lot |
| Roof              | Asphalt Shingle     |
| Construction      | Wood Frame          |
| Foundation        | Poured Concrete     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 1                  |
| Zoning         | RG                 |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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