

\$210,000 - 150, 9501 72 Avenue, Grande Prairie

MLS® #A2269852

\$210,000

3 Bedroom, 2.00 Bathroom, 1,089 sqft

Residential on 0.00 Acres

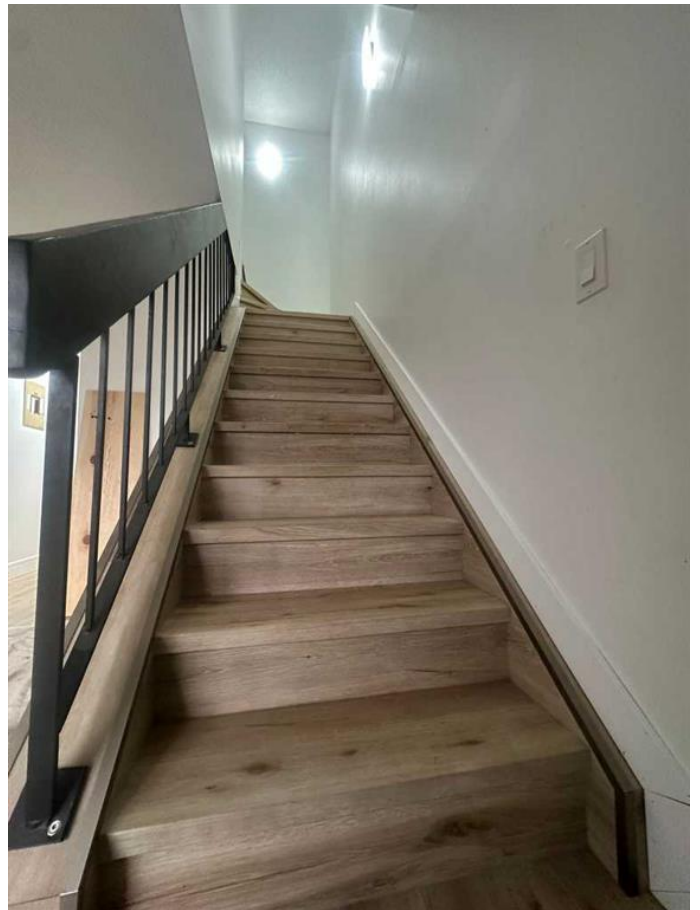
South Patterson Place, Grande Prairie, Alberta

Welcome to your new home in the well-established Park Place on 72 Ave community! This beautiful two-story townhouse condo is nearing completion of a full renovation and is the perfect fit for first-time buyers, investors, or anyone looking for an affordable, low-maintenance lifestyle. With its smart two-level layout and bright, open design, this property immediately feels spacious and inviting.

Step inside to find a thoughtfully planned main floor featuring a galley-style kitchen with plenty of cabinetry, a large dining area, and a generous living room—ideal for relaxing or entertaining guests. Durable Vinyl flooring flow throughout. The primary bedroom includes two large closets, and there’s an additional hall closet plus a separate storage room upstairs to help keep everything organized.

Outside, you’ll enjoy your private fenced yard with a concrete patio—perfect for barbecues or outdoor furniture. There’s also a dedicated exterior storage shed for your seasonal gear or tools. The complex is beautifully maintained, surrounded by mature trees and shared green spaces that create a peaceful, family-friendly environment.

Condo fees take the stress out of homeownership by covering essentials like snow removal, lawn care, garbage pickup, and professional property management. The



location couldn't be more convenient"just steps from a K-8 school, playgrounds, and open park areas, with easy access to walking trails, bus routes, and local shopping.

Whether you're looking to invest, downsize, or simply enjoy a relaxed and worry-free lifestyle, this charming property offers exceptional value in a great neighborhood

Built in 1980

Essential Information

MLS® #	A2269852
Price	\$210,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,089
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey Split
Status	Active

Community Information

Address	150, 9501 72 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	t8v6a1

Amenities

Amenities	Other, Parking, Picnic Area, Visitor Parking
Parking Spaces	1

Parking Off Street

Interior

Interior Features See Remarks

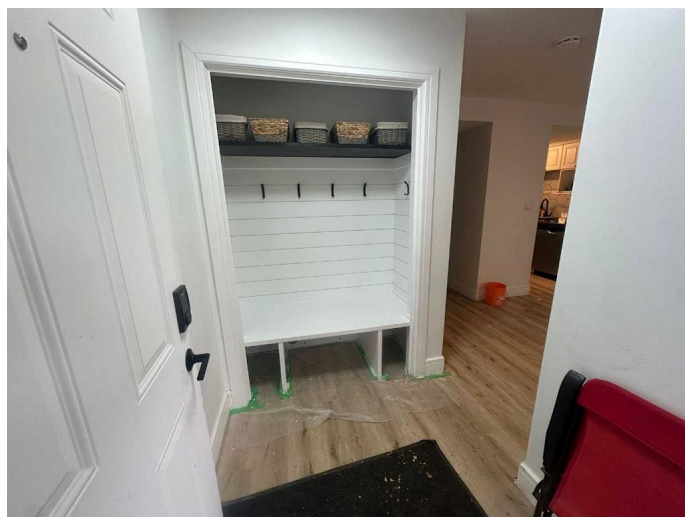
Appliances Dishwasher, Electric Stove,
Stacked

Heating Central

Cooling None

Has Basement Yes

Basement Crawl Space



Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Low Maintenance Landscape

Roof Asphalt

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed November 8th, 2025

Days on Market 4

Zoning sm

HOA Fees 403

HOA Fees Freq. MON

Listing Details

Listing Office Grassroots Realty Group Ltd.

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