



9316 70A Avenue
Grande Prairie, Alberta

MLS # A2282363



\$269,900

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	970 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Driveway, Gravel Driveway, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Ceiling Fan(s), See Remarks, Suspended Ceiling		

Inclusions: refrigerator, stove, dishwasher, washer, dryer

Welcome to this fantastic property situated on a quiet street directly across from a playground! Step inside to a bright main floor featuring continuous, low-maintenance flooring that flows seamlessly throughout the upper level. The inviting living and dining areas provide a cozy, welcoming space to relax or entertain in. The kitchen boasts white cabinetry & plenty of cupboards, with side entry just off of kitchen that leads to a large patio area outside, as well as the backyard & driveway. Down the hall, you will find three comfortable bedrooms and a four-piece main bathroom complete with updated tiled tub surround. Head downstairs to discover a lower level offering a spacious, carpeted family room, a massive fourth bedroom, a convenient two-piece bathroom, and a laundry and utility room with plenty of extra space for storage. You will appreciate the major exterior update already taken care of of brand-new shingles installed in March 2026. There are newer windows in the kitchen & all bedrooms upstairs and 1 down as well. Fully-fenced backyard backs onto grass easement and is perfectly set up for kids or pets to play safely in. Whether you are an investor looking for a great property to add to your portfolio, a first-time buyer or family seeking a wonderful home, this property offers incredible value in an unbeatable location. Quick possession is possible! Contact a REALTOR® today for more info or to view!