

# \$235,000 - 9707 69 Avenue, Grande Prairie

MLS® #A2231278

**\$235,000**

3 Bedroom, 1.00 Bathroom, 880 sqft

Residential on 0.08 Acres

South Patterson Place, Grande Prairie, Alberta

Affordable Duplex in South Patterson â€” Ideal Starter Home or Investment Property!

Welcome to this 3-bedroom, 1-bathroom duplex located in the family-friendly neighborhood of South Patterson. Perfectly situated close to schools, a large park, and scenic walking trails, this home offers both convenience and comfort.

Enjoy added privacy with no rear neighbors and a fully fenced, landscaped yardâ€”ideal for kids, pets, or relaxing outdoors. The basement is mostly developed, featuring two additional bedrooms, a cozy TV room, and a utility/storage space. A bathroom could easily be completed to add even more value.

Whether you're a first-time buyer or investor, this home is an excellent opportunity in a great location. Lease ends Sept 30th, 2025, rent is \$1425 + utilities.

Built in 1979

## Essential Information

MLS® #	A2231278
Price	\$235,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	880
Acres	0.08
Year Built	1979



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	9707 69 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5E4

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Laminate Counters, No Animal Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 14th, 2025
Days on Market	4
Zoning	RG

### Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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