

# \$140,000 - 144, 9501 72 Avenue, Grande Prairie

MLS® #A2199860

**\$140,000**

3 Bedroom, 1.00 Bathroom, 1,083 sqft

Residential on 0.05 Acres

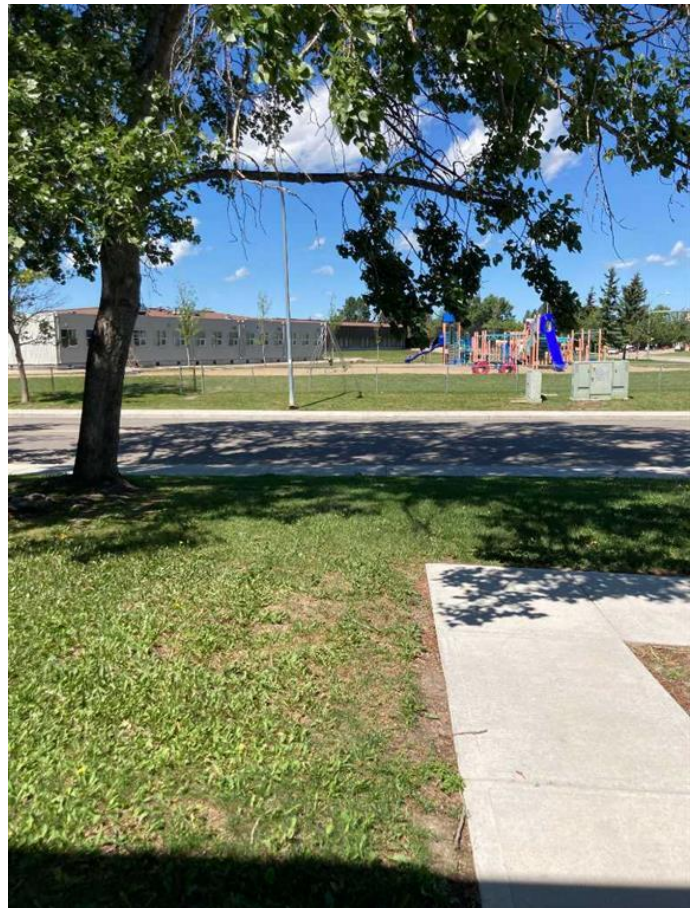
South Patterson Place, Grande Prairie, Alberta

IMMEDIATE POSSESSION POSSIBLE! 3 bedroom, 1 bathroom townhouse condo in the family friendly area of 'Park Place on 72nd Ave'. This unit has updated flooring and main floor laundry, 3 big bedrooms upstairs including the primary with 2 closets. Living room has access to the fenced back yard for own use as well as concrete patio area and outside storage shed. School with playground across the street, plus shopping, convenience stores, transit route and more in the neighbourhood. Great little community within the big City! Take the 3D Tour to have a closer look. Contact a REALTOR® today for more info or to view.

Built in 1980

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2199860      |
| Price          | \$140,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,083         |
| Acres          | 0.05          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 144, 9501 72 Avenue   |
| Subdivision | South Patterson Place |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 6A1               |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Parking, Trash, Visitor Parking, Other                                         |
| Utilities      | Water Connected, Electricity Connected, Natural Gas Connected, Sewer Connected |
| Parking Spaces | 1                                                                              |
| Parking        | Assigned, Stall, Outside, Parking Lot                                          |

## Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Built-in Features, See Remarks              |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Crawl Space, None                           |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Lot Description   | Front Yard, Landscaped, Lawn, Other |
| Roof              | Asphalt Shingle                     |
| Construction      | Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 11               |
| Zoning         | RM               |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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