

9707 69 Avenue  
Grande Prairie, Alberta

MLS # A2231278

\$235,000

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	880 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home		

Inclusions: SHED

Affordable Duplex in South Patterson &ndash; 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 yard&mdash;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.