

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

Inclusions: SHED

Affordable Duplex in South Patterson – 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—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.