ROBERT HART MOORE
GRASSROOTS REALTY GROUP

780-897-4170
robert@grassrootsrealtygroup.ca

9421 70 Avenue
Grande Prairie, Alberta

MLS # A2287014

$374,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	4	**Baths:**	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Wood Frame	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Set on a quiet street in South Patterson, this 4 bedroom bungalow might be just what you’ve been looking for!! As you enter, you’re greeted by the living room which is centred by a beautiful wood burning fireplace and boasts windows on either side that bring in steady natural light. The kitchen is a classic U-shape with blue cabinetry and a window over the sink to let in natural sunlight. Storage and counter space are well laid out, and the kitchen opens directly to the dining area. The dining space has its own window, keeping the space bright and comfortable for everyday meals. Down the hall are three bedrooms and the main bathroom, which includes a large vanity with plenty of storage and tile around the tub. The finished basement extends the living space and adds flexibility for growing families, guests, or a home office. It includes a TV area, a bathroom, and a dedicated laundry space. There is also a spacious basement bedroom with a large closet. Air conditioning adds comfort through the warmer months. Outside, the backyard is private and well established, with mature trees, perennials, raspberry and Saskatoon berry bushes, and rhubarb already in place. A deck with privacy fencing creates a secluded spot for outdoor dining, perfect for warm summer nights with string lights overhead. There is also a fire pit area rounding out a yard that feels like a true retreat! The detached garage that is insulated and boarded is a standout feature, offering a warm place to park in the winter or extra room for storage, tools, and seasonal gear. This is a home that has been cared for and thoughtfully used, offering privacy, function, and a layout that simply makes sense. Call your REALTOR® today to book a showing

Copyright (c) 2026 Robert Hart-Moore. Listing data courtesy of RE/MAX Grande Prairie. Information is believed to be reliable but not guaranteed.