

**9309 69 Avenue
Grande Prairie, Alberta**

MLS # A2284681



\$439,900

Division: South Patterson Place

Type: Residential/House

Style: Bi-Level

Size: 1,302 sq.ft. **Age:** 1994 (32 yrs old)

Beds: 5 **Baths:** 3

Garage: Double Garage Attached

Lot Size: 0.12 Acre

Lot Feat: City Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: N/A

Welcome to this well-maintained 5-bedroom, 3-bathroom home located in the highly desirable Cornerstone subdivision in Grande Prairie's south end. Designed with both family living and functionality in mind, this property offers space, comfort, and modern finishes throughout. The main floor features durable vinyl plank flooring throughout, complemented by a tile backsplash in the kitchen and a practical, open layout ideal for everyday living and entertaining. All appliances are included, making this a true move-in-ready home. Central air conditioning ensures year-round comfort. With five spacious bedrooms, there's plenty of room for a growing family, home office space, or guests. The attached double garage provides convenience and extra storage, especially during winter months. Situated in a quiet, family-friendly neighbourhood close to schools, parks, shopping, and south-side amenities, this home offers excellent value in one of Grande Prairie's most sought-after areas. A solid opportunity for families or buyers looking for space, location, and comfort — all in one package.