

\$365,000 - 9830 75 Avenue, Grande Prairie

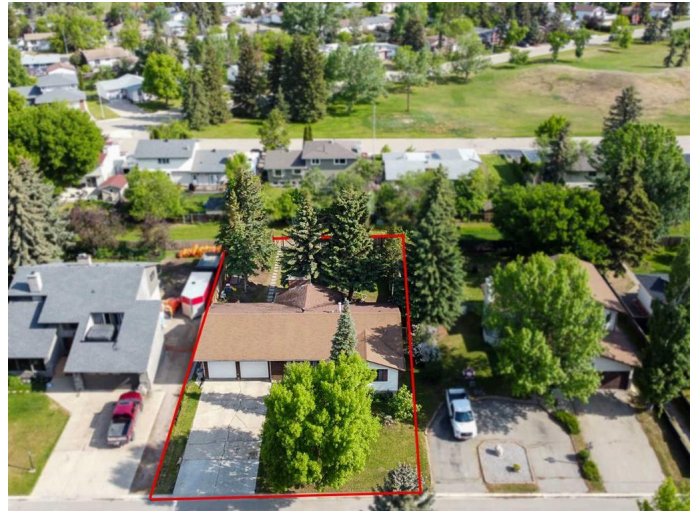
MLS® #A2226938

\$365,000

3 Bedroom, 2.00 Bathroom, 1,472 sqft
Residential on 0.22 Acres

South Patterson Place, Grande Prairie, Alberta

Charming Bungalow on a Massive 72x134 Foot Lot on 75th Ave in South Patterson! Nestled in the desirable and family-friendly South Patterson neighborhood of Grande Prairie, this spacious 1472 sq ft bungalow offers an incredible opportunity to live in a tranquil, yet well-connected location. The home sits on an expansive lot and boasts classic charm with a perfect blend of original design features and modern touches. You'll be welcomed by a spacious front entry leading into the formal living and dining room that's™ ideal for hosting guests or enjoying quiet evenings at home. The kitchen features a cozy breakfast nook, and the adjacent family room, complete with a stunning brick wood-burning fireplace, is perfect for relaxing and unwinding. The master suite features a 3-piece ensuite & double closet, bedrooms 2 and 3 are a good size, and the full bathroom is located just down the hall. The partially developed basement is a bonus, offering a large open area that can be tailored to your needs, and a roughed-in 3rd bathroom & 4th bedroom, laundry area plus abundant storage space. Step outside into the beautiful backyard, where mature trees and well-maintained landscaping create a private, serene atmosphere. Enjoy outdoor living at its best with a covered patio that includes a built-in brick barbecue—perfect for summer gatherings. The oversized 21x26 garage is drywalled, with an electric heater offering plenty of space for vehicles or a workshop.



Living in South Patterson gives you the added benefit of being just a short walk or drive from Muskoseepi Park, offering a network of scenic trails, recreational spaces, and the peace of nature, all while being close to schools, shopping, and other amenities. Homes like this, on such a large lot in one of Grande Prairie's most sought-after neighborhoods, don't come around oftenâ€”don't miss your chance to make this lovely property your new home!

Built in 1978

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2226938 |
| Price | \$365,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,472 |
| Acres | 0.22 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 9830 75 Avenue |
| Subdivision | South Patterson Place |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V4W9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|-------------------|
| Exterior Features | Built-in Barbecue |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 17 |
| Zoning | RG |

Listing Details

| | |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
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