

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

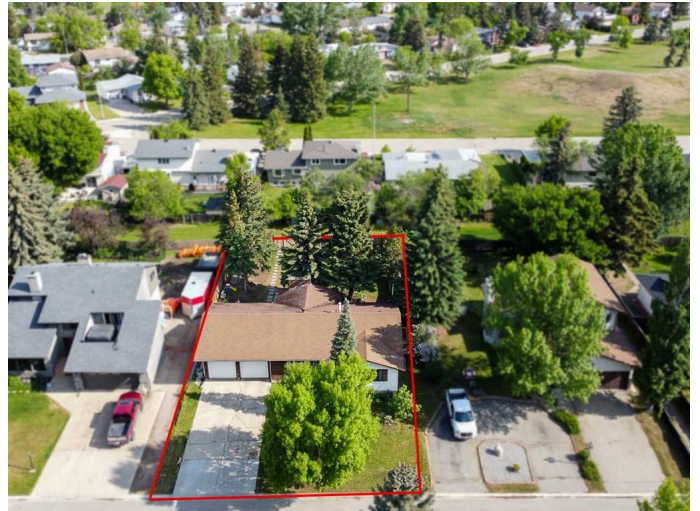
MLS® #A2226938

**\$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	18
Zoning	RG

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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