

\$330,000 - 9510 74 Avenue, Grande Prairie

MLS® #A2266456

\$330,000

3 Bedroom, 2.00 Bathroom, 1,007 sqft
Residential on 0.12 Acres

South Patterson Place, Grande Prairie, Alberta

Welcome to 9510 74 Avenue – a well-maintained bi-level home perfectly situated on a quiet street in South Patterson Place. This property offers exceptional value with parking for up to four vehicles and a layout designed for comfortable, functional family living.

The main level features a bright, updated kitchen that opens to a spacious dining and living area, along with two bedrooms and a four-piece bathroom. The fully developed basement includes one large office space, a bedroom, a three-piece bathroom, laundry area, and a generous family room – ideal for relaxing or entertaining.

Over the years, the home has seen many thoughtful renovations both inside and out, enhancing its comfort, efficiency, and overall appeal.

The private, fenced yard provides the perfect outdoor retreat, and with parks, schools, and shopping nearby, this home presents an excellent opportunity for first-time buyers or investors alike.

Built in 1978

Essential Information

MLS® #	A2266456
Price	\$330,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,007
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9510 74 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5A8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Storage
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	8
Zoning	RG

Listing Details

Listing Office	RE/MAX Grande Prairie
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