

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

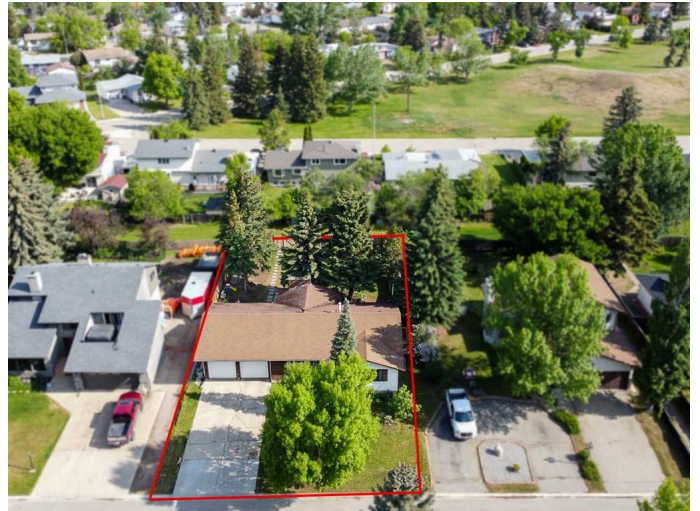
MLS® #A2226938

**\$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	21
Zoning	RG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.