

\$280,000 - 9538 74 Avenue, Grande Prairie

MLS® #A2238338

\$280,000

3 Bedroom, 1.00 Bathroom, 828 sqft

Residential on 0.12 Acres

South Patterson Place, Grande Prairie, Alberta

Located on a quiet street, close to schools, parks & playgrounds is this cute house with mature trees out front & fenced backyard. Get a jump on moving in the nice, warm weather as quick possession is possible! SHINGLE ARE SCHEDULED TO BE REPLACED IN THE FIRST WEEK OF OCTOBER

Off the driveway is the side entry which allows you to head up a few stairs and straight into the kitchen or hang a right to the 2 bedrooms along with the updated main bathroom, or take a left, past the dining area and into the big living room with its large windows, making the space very bright & inviting.

Very nice, vinyl plank runs through the whole upper level, giving it a cohesive and coordinated look.

Downstairs, you have a vast family room, storage room with shelving to tuck away the extra items, laundry/furnace room and a huge bedroom with a large walk-in closet.

Multiple closets for storage are in the home as well as storage shed out back.

Property backs onto a grass easement providing that extra spacious feeling when you're outside and provides a great place to walk the dog, too. PLEASE KEEP IN MIND, SHINGLE ARE SCHEDULED TO BE REPLACED IN THE FIRST WEEK OF OCTOBER

Contact a REALTOR® today for more details or to view!

Built in 1978



Essential Information

MLS® #	A2238338
Price	\$280,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	828
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9538 74 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5A8

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Front Yard, Landscaped, Lawn, Native Plants, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	RG

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.