

# \$389,900 - 9705 76 Avenue, Grande Prairie

MLS® #A2263963

## \$389,900

4 Bedroom, 2.00 Bathroom, 1,000 sqft

Residential on 0.14 Acres

South Patterson Place, Grande Prairie, Alberta

This beautifully maintained home with heated detached garage is situated on a large lot with loads of parking and close to 2 schools in Patterson. The main floor features an inviting side entry that opens to the bright and airy kitchen with white cabinets and newer appliances (2022). The living room and dining area are located just off the kitchen. The upper level is complete with a main bathroom and three bedrooms. The third level offers a second living room with gas fireplace and a three-piece bathroom. A fourth bedroom/flex room, laundry room and large storage room complete the fourth level. The south facing backyard is low maintenance with a 700 sq. ft. deck with gazebo, oversized shed, 24 x 24 garage and backs onto an easement for added privacy. Other notable features include: air conditioning, newer paint, vinyl plank flooring (main and upper level), newer appliances (including washer and dryer) and a new furnace and hot water tank in 2023. Nothing left to do but move in and enjoy.

Built in 1978

## Essential Information

MLS® #	A2263963
Price	\$389,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,000
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	9705 76 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4X3

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Heated Garage, Oversized, Additional Parking, Concrete Driveway
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Gazebo, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 11th, 2025
Days on Market	1
Zoning	RG

## Listing Details

Listing Office	Royal LePage - The Realty Group
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