

# \$439,900 - 9829 75 Avenue, Grande Prairie

MLS® #A2221174

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 0.16 Acres

South Patterson Place, Grande Prairie, Alberta

Renovated Gem with a large south facing, fenced and private yard just steps from the Bear Creek walking trails!

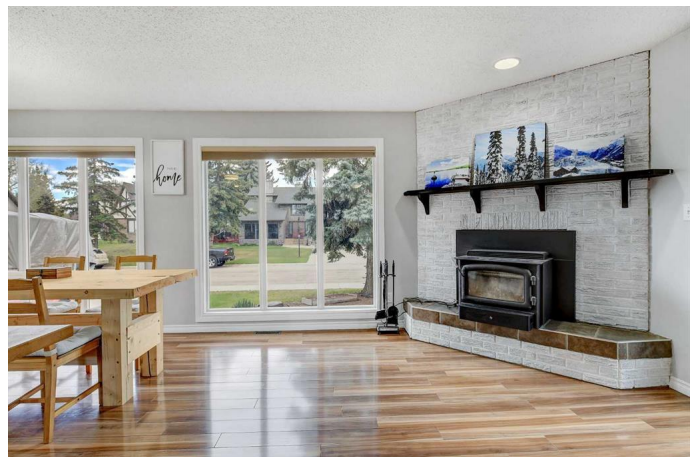
This beautifully updated and fully developed home is tucked away on the highly desirable 75th Avenue in South Patterson Place offering a rare combination of charm, space, and modern comfort.

Inside, you'll love the bright, open windows that flood the home with natural light. The layout is warm and welcoming, featuring two wood-burning fireplaces for cozy winter nights, and air conditioning to keep things cool in the summer. Updates over the years include windows, flooring, paint, hot water tank, and a series of tasteful renovations that make this home truly move-in ready.

Step outside into your own private oasis: a large, fully fenced, treed yard that offers peace, privacy, and room to roam. Whether you're entertaining, gardening, or just relaxing in the shade, this yard is a rare find in the city. An easement at the back adds even more separation and space from neighbors.

The heated double car garage with radiant heat is a huge bonus, offering plenty of room for vehicles, toys, or a workshop.

This is your chance to own a well-loved, thoughtfully upgraded home in one of Grande Prairie's most established and desirable



neighborhoods.

Built in 1978

**Essential Information**

MLS® #	A2221174
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,696
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	9829 75 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4X1

**Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Bar, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, None

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Rectangular Lot, Front Yard, Lawn, Level, Many Trees, No Neighbours Behind, Private, Secluded, Treed
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	12
Zoning	RG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

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.