

# \$430,000 - 9714 75 Avenue, Grande Prairie

MLS® #A2197923

**\$430,000**

4 Bedroom, 3.00 Bathroom, 1,636 sqft

Residential on 0.15 Acres

South Patterson Place, Grande Prairie, Alberta

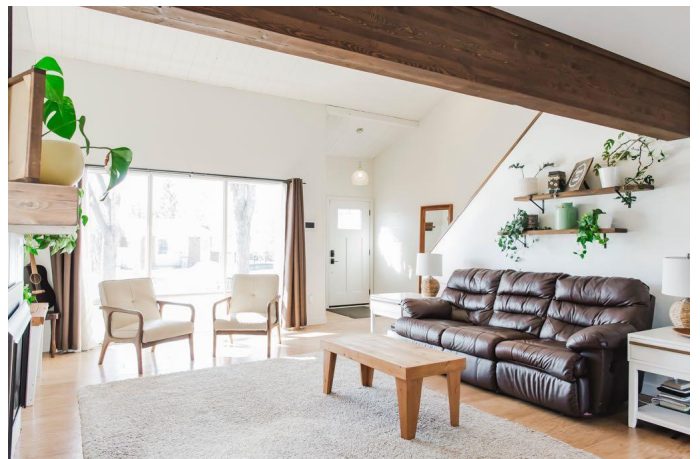
Nestled on the picturesque 75th Street, this 1.5-story gem exudes character and modern elegance. Set in a mature and highly sought-after neighborhood, the home offers a perfect blend of timeless charm and contemporary updates.

Upon entering, you're greeted by soaring vaulted ceilings adorned with natural wood beams, enhancing the spaciousness of the open-concept living area. The crisp whitewashed walls provide a bright and airy backdrop, creating a contemporary aesthetic that's both inviting and stylish. A striking fireplace, featuring a natural wood mantel, serves as a focal point, adding warmth and rustic charm to the space.

The heart of the home—a fully renovated kitchen—boasts sleek finishes and flows seamlessly into the dining and living areas, ideal for both entertaining and everyday living.

The upper level features three generously sized bedrooms and two beautifully updated bathrooms, including a private master ensuite. Downstairs has seen renovations and includes a fourth bedroom, and is pre-plumbed for an additional bathroom, offering a fantastic opportunity to customize the space to your needs.

Significant upgrades over recent years include engineered hardwood flooring, new shingles,



siding, and most windows, ensuring peace of mind and modern efficiency.

Outside, enjoy the tranquility and space that only a mature neighborhood can offer. The property's generous lot backs onto open space with no rear neighbors, providing a private yard adorned with mature trees and a well-maintained garden. Additional features include RV parking and a heated garage, making this home both functional and Pinterest-perfect.

Opportunities to own such a thoughtfully updated home in this cherished community are rare. Don't miss your chance to make this exceptional property your own.

Built in 1978

**Essential Information**

MLS® #	A2197923
Price	\$430,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

**Community Information**

Address	9714 75 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie

Province	Alberta
Postal Code	T8V 4W9

### Amenities

Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### Additional Information

Date Listed	May 16th, 2025
Days on Market	3
Zoning	RG

### Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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