

9713 75 Avenue
Grande Prairie, Alberta

MLS # A2276533



\$359,900

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Aluminum Siding , Brick

Foundation: Poured Concrete

Features: No Smoking Home, See Remarks

Division: South Patterson Place

Type: Residential/House

Style: 4 Level Split

Size: 1,001 sq.ft. **Age:** 1978 (48 yrs old)

Beds: 3 **Baths:** 2

Garage: Parking Pad

Lot Size: 0.14 Acre

Lot Feat: Back Yard, Few Trees, Front Yard

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

Welcome to this beautifully updated four-level split, ideally located in the highly desirable South Patterson neighbourhood. This inviting, family-friendly home offers a well-designed layout with space for everyone. Upon entry, you're greeted by a bright and open living room flowing seamlessly into a modern kitchen—perfect for everyday living and effortless entertaining. The upper level features three generously sized bedrooms, all equipped with blackout blinds, along with a full bathroom. The lower level offers a warm and welcoming retreat, complete with a wood-burning fireplace, an additional full bathroom and laundry. The finished lowest level adds even more versatility with additional living space, perfectly suited for a playroom, home gym, or home office. Outside, enjoy a large, open backyard with no rear neighbours, fully fenced for privacy. Recent updates include newer windows, hot water tank, fridge, and microwave. Located on a quiet street close to schools, parks, walking trails, and shopping, this home truly checks all the boxes for comfortable family living in one of Grande Prairie's most sought-after communities.