# \$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.

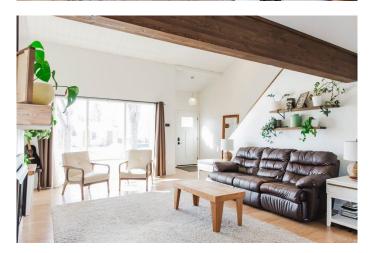
The heart of the homeâ€"a fully renovated kitchenâ€"boasts sleek finishes and flows seamlessly into the dining and living areas, ideal for both entertaining and everyday living.

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 11
Zoning RG

# **Listing Details**

Listing Office Century 21 Grande Prairie Realty Inc.

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