

**9829 75 Avenue
Grande Prairie, Alberta**

MLS # A2221174



\$439,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,696 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, None	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Vinyl Windows		

Inclusions: N/A

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.