

**9830 75 Avenue
Grande Prairie, Alberta****MLS # A2226938****\$365,000**

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,472 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air**Floors:** Laminate**Roof:** Asphalt Shingle**Basement:** Full, Partially Finished**Exterior:** Wood Frame**Foundation:** Poured Concrete**Features:** Laminate Counters**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** RG**Utilities:** -**Inclusions:** Electric Garage Heater, Tire Racks, GDO Remote

Charming Bungalow on a Massive 72x134 Foot Lot on 75th Ave in South Patterson! Nestled in the desirable and family-friendly South Patterson neighborhood of Grande Prairie, this spacious 1472 sq ft bungalow offers an incredible opportunity to live in a tranquil, yet well-connected location. The home sits on an expansive lot and boasts classic charm with a perfect blend of original design features and modern touches. You'll be welcomed by a spacious front entry leading into the formal living and dining room that's ideal for hosting guests or enjoying quiet evenings at home. The kitchen features a cozy breakfast nook, and the adjacent family room, complete with a stunning brick wood-burning fireplace, is perfect for relaxing and unwinding. The master suite features a 3-piece ensuite & double closet, bedrooms 2 and 3 are a good size, and the full bathroom is located just down the hall. The partially developed basement is a bonus, offering a large open area that can be tailored to your needs, and a roughed-in 3rd bathroom & 4th bedroom, laundry area plus abundant storage space. Step outside into the beautiful backyard, where mature trees and well-maintained landscaping create a private, serene atmosphere. Enjoy outdoor living at its best with a covered patio that includes a built-in brick barbecue—perfect for summer gatherings. The oversized 21x26 garage is drywalled, with an electric heater offering plenty of space for vehicles or a workshop. Living in South Patterson gives you the added benefit of being just a short walk or drive from Muskoseepi Park, offering a network of scenic trails, recreational spaces, and the peace of nature, all while being close to schools, shopping, and other amenities. Homes like this, on such a large lot in one of Grande Prairie's most sought-after neighborhoods, don't come around often—don't miss your chance to make

this lovely property your new home!