

# \$300,000 - 9705 75 Avenue, Grande Prairie

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MLS® #A2224418

## \$300,000

4 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.13 Acres

Patterson Place., Grande Prairie, Alberta

Fully developed 4 level split home situated on one of the most desirable streets in Grande Prairie. This home is situated on a large lot with no rear neighbors, backing onto a large green space. Semi open concept presented on the main level with the kitchen, dining and living room. Heading up a few stairs to the second level you will find three bedrooms including the master bedroom, as well as a full bathroom. Third level has a massive living room, and full bathroom. Fourth level hosts a large bedroom, and laundry/utility room. Furnace and hot water tank have been replaced in recent years. Attached double car garage is great for our long winters, and also has a small mudroom off it entering the house. Backyard is fully fenced and mostly south backing , and complimented by several garden boxes and 2 sheds. Driveway is oversized allowing for potential 3-4 car driveway, or RV parking. Book your viewing today!



Built in 1978

## Essential Information

MLS® #	A2224418
Price	\$300,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.13

Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	9705 75 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4X1

### Amenities

Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Storage
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	May 25th, 2025
Days on Market	11
Zoning	RG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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