

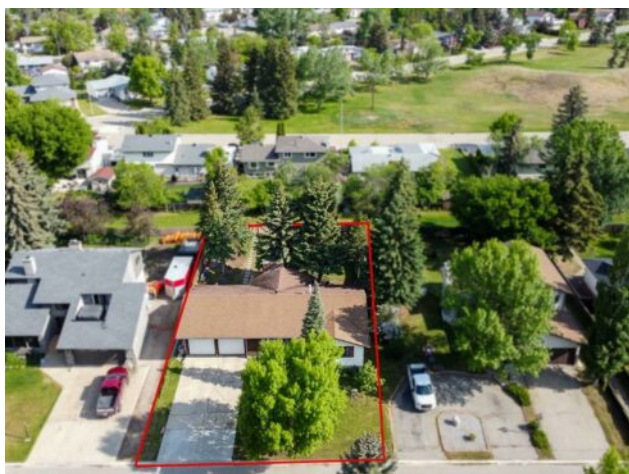


**GRASSROOTS**  
REALTY GROUP

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**9830 75 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2226938**



**\$365,000**

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

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**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!