



9721 75 Avenue  
Grande Prairie, Alberta

MLS # A2319223



**\$379,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,261 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cleared, Front Yard, Level, No Neighbours Behind, Private, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** Shed

Located on prestigious 75th Avenue in South Patterson, this fully developed bi-level offers a rare opportunity to own a beautifully updated home in one of Grande Prairie's most established neighbourhoods. Surrounded by mature trees and distinctive homes, and within walking distance of the Muskoseepi Park trail system, this location offers the perfect balance of convenience, recreation, and privacy. Set on a large lot backing onto a wide easement, the property has exceptional privacy and no immediate rear neighbours. The spacious entryway welcomes you into a bright semi-open main floor featuring a large living room with a wood-burning fireplace and oversized picture window, creating a warm and inviting gathering space. The adjacent dining area is filled with natural light from a second large picture window, while the updated kitchen offers both style and functionality for everyday living and entertaining. Down the hall are two well-sized bedrooms, an updated main bathroom, and a spacious primary suite complete with a walk-in closet and ensuite. The fully developed basement offers exceptional flexibility with a cozy bonus room featuring a gas fireplace and an adjoining bedroom, making it an ideal space for guests, teens, or a home office setup. A separate large family room with a custom built-in entertainment centre provides even more room to relax and gather, while a full bathroom, laundry area, and potential for a fifth bedroom add to the home's functionality. An attached single garage adds everyday convenience. Outside, the large yard features a spacious deck, and backs onto a wide easement, creating a private setting rarely found within the city. Recent updates include shingles (2024), windows (2022), kitchen and bathroom renovations (2021), new flooring, fresh paint throughout the upper level, and a newly rebuilt shed (2026). Combining a functional layout,

numerous updates, and an exceptional South Patterson location, this property offers the space, character, and setting families have been looking for.