

**9713 75 Avenue
Grande Prairie, Alberta**

MLS # A2276533



\$359,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,001 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to this beautifully updated four-level split, ideally located in the highly desirable South Patterson neighbourhood. This inviting, family-friendly home offers a well-designed layout with space for everyone. Upon entry, you're greeted by a bright and open living room flowing seamlessly into a modern kitchen—perfect for everyday living and effortless entertaining. The upper level features three generously sized bedrooms, all equipped with blackout blinds, along with a full bathroom. The lower level offers a warm and welcoming retreat, complete with a wood-burning fireplace, an additional full bathroom and laundry. The finished lowest level adds even more versatility with additional living space, perfectly suited for a playroom, home gym, or home office. Outside, enjoy a large, open backyard with no rear neighbours, fully fenced for privacy. Recent updates include newer windows, hot water tank, fridge, and microwave. Located on a quiet street close to schools, parks, walking trails, and shopping, this home truly checks all the boxes for comfortable family living in one of Grande Prairie's most sought-after communities.