



GRASSROOTS
REALTY GROUP

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9534 74 Avenue
Grande Prairie, Alberta

MLS # A2228977



\$319,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,023 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer

Cute as a button 4-Bedroom Bungalow with a large footprint in South Patterson. Located on a quiet street in mature and highly desirable South Patterson, this well-maintained bungalow offers 4 bedrooms, 2 full bathrooms, and a fully finished basement—perfect for families or anyone needing extra space. Over the years, this home has been lovingly maintained with several updates, including fresh paint, some updated flooring, new windows, and shingles replaced just two years ago. The main floor features a spacious boot room entry, a warm kitchen with knotty pine cabinetry and ample storage, a designated dining room, and a bright living room with large windows and great natural light. Three bedrooms and a full bathroom complete the main level. Downstairs offers a large fourth bedroom, a second living area, an oversized laundry room, and plenty of additional storage. Outside, enjoy a fully fenced and landscaped yard with a west-facing deck, perfect for evening sun. The property backs onto an easement for added privacy and includes a 24' x 14' detached shop that is insulated, wired, and boarded—ideal for hobbies, a workshop, or extra storage. This clean, functional home is full of character and located in a fantastic family-friendly neighbourhood.