



GRASSROOTS
REALTY GROUP

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9510 74 Avenue
Grande Prairie, Alberta

MLS # A2266456



\$330,000

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions:	N/A
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Welcome to 9510 74 Avenue — a well-maintained bi-level home perfectly situated on a quiet street in South Patterson Place. This property offers exceptional value with parking for up to four vehicles and a layout designed for comfortable, functional family living. The main level features a bright, updated kitchen that opens to a spacious dining and living area, along with two bedrooms and a four-piece bathroom. The fully developed basement includes one large office space, a bedroom, a three-piece bathroom, laundry area, and a generous family room—ideal for relaxing or entertaining. Over the years, the home has seen many thoughtful renovations both inside and out, enhancing its comfort, efficiency, and overall appeal. The private, fenced yard provides the perfect outdoor retreat, and with parks, schools, and shopping nearby, this home presents an excellent opportunity for first-time buyers or investors alike.