



DON'T GAMBLE WITH YOUR HOME.
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9550 74 Avenue
Grande Prairie, Alberta

MLS # A2269589



\$284,900

Division:	South Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	920 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1
Garage:	RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Fiberglass, Shingle
Basement:	Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: NONE

Located on a quiet side street in Patterson, this well-maintained three-bedroom bungalow offers first-time homebuyers an excellent opportunity to own an affordable home in a family-friendly neighborhood. Set on an oversized lot backing onto green space, it features a private fenced yard perfect for relaxing or hosting gatherings around the fire pit, along with an extra-long driveway providing space for RV parking or a future garage. Updates include new windows, front fire-resistant siding, shingles and eaves troughs (10-15 yrs), a new front door, and a Nest thermostat. The wiring has also been inspected, with no aluminum found. Inside, the kitchen offers a double pantry and access to a side patio ideal for barbecuing. The unfinished basement with a separate entrance provides great potential to add bedrooms, a bathroom, or even a suite. Time proven quality construction and foundation. Conveniently located close to bus stops, Alexander Forbes Public School, and St. Patrick Catholic School and a convenience store. This move-in-ready home—priced under \$290,000—stands out for its cleanliness, care, and value. The home has been freshly painted and is free of odors—ready for its new owners to move right in. Furnace and ducts cleaned and sanitized. As an added bonus this home is ready for you to move into tomorrow, just in time to enjoy Christmas with your family!