



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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9713 75 Avenue
Grande Prairie, Alberta

MLS # A2276533



\$359,900

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.