

# \$305,000 - 9534 74 Avenue, Grande Prairie

MLS® #A2228977

**\$305,000**

4 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.11 Acres

South Patterson Place, Grande Prairie, Alberta

Cute as a button 4-Bedroom Bungalow with a large footprint in South Patterson

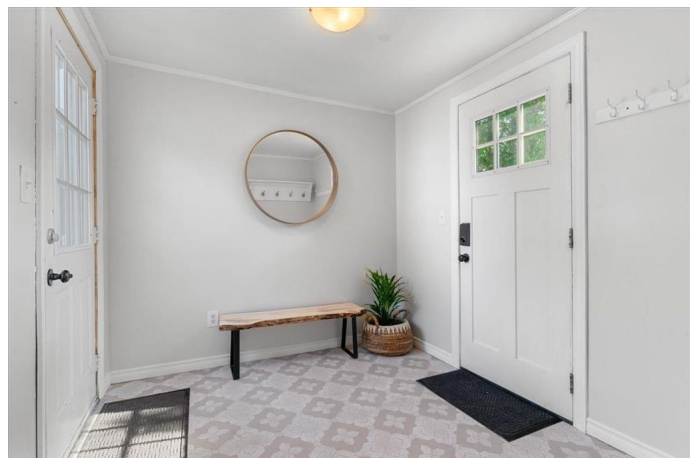
Located on a quiet street in mature and highly desirable South Patterson, this well-maintained bungalow offers 4 bedrooms, 2 full bathrooms, and a fully finished basementâ€”perfect for families or anyone needing extra space.

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 boardedâ€”ideal for hobbies, a workshop, or extra storage.

This clean, functional home is full of character



and located in a fantastic family-friendly neighbourhood.

Built in 1978

**Essential Information**

MLS® #	A2228977
Price	\$305,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9534 74 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5A8

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 8th, 2025
Days on Market	13
Zoning	RG

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¸ MLS® System. Pillar 9â„¸ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.