

\$284,900 - 9550 74 Avenue, Grande Prairie

MLS® #A2269589

\$284,900

3 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.12 Acres

South Patterson Place, Grande Prairie, Alberta

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!

Built in 1978



Essential Information

MLS® #	A2269589
Price	\$284,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	920
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9550 74 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V5A8

Amenities

Parking Spaces	3
Parking	RV Access/Parking

Interior

Interior Features	Laminate Counters
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Shingle, Fiberglass
Construction	Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 6th, 2025
Zoning RG

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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