

# \$299,900 - 9617 76 Avenue, Grande Prairie

MLS® #A2223052

**\$299,900**

3 Bedroom, 2.00 Bathroom, 765 sqft

Residential on 0.12 Acres

South Patterson Place, Grande Prairie, Alberta

Welcome to this cozy and well-maintained home nestled in the heart of South Patterson—perfectly located between two schools and close to parks, amenities, and more. Whether you're a first-time buyer or looking to downsize, this property offers both comfort and functionality in a prime Grande Prairie location.

Step inside to find a warm and inviting layout that makes the most of every square foot. The living spaces are bright and welcoming, with thoughtful touches that make this home feel instantly livable. The kitchen and dining area flow nicely for everyday use or entertaining guests.

The well-kept yard is perfect for hosting friends or enjoying a cozy fire on warm summer nights. The private patio offers a peaceful space to unwind, soak up the sun, and truly relax—making this outdoor area a standout feature you'll love all season long.

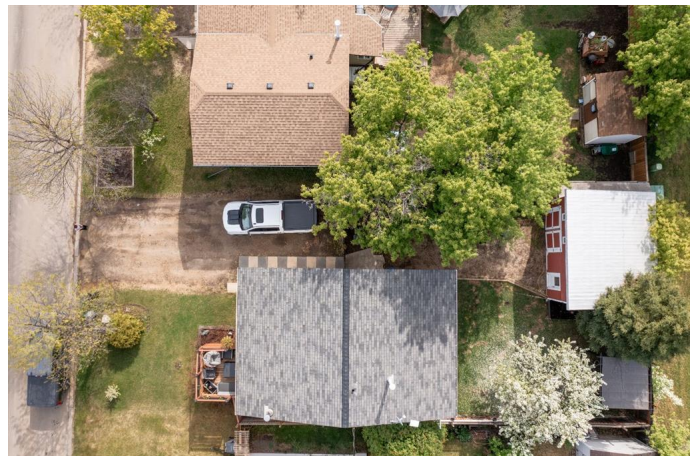
Additional features include RV parking, an oversized shed for extra storage, and a fenced yard with plenty of room to play, garden, or unwind.

Built in 1978

## Essential Information

MLS® #

A2223052



Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	765
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9617 76 Avenue
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5B3

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage, Fire Pit
Lot Description	Back Yard, Landscaped, Gazebo

Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	12
Zoning	RG

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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