7848 Cedarwood Park
Grande Prairie, Alberta

MLS # A2232098

$194,800

Division:	South Patterson Place
Type:	Residential/Other
Style:	2 Storey
Size:	1,013 sq.ft.
Age:	1977 (48 yrs old)
Beds:	3
Baths:	1 full / 1 half
Garage:	Assigned, Stall
Lot Size:	0.03 Acre
Lot Feat:	Lawn

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 360
Basement:	Finished, Full	**LLD:**	-
Exterior:	Cedar, Stucco	**Zoning:**	RM
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Storage		

Inclusions:	N/A

Two story 3 bed 1.5 bathroom condo townhouse in Cedarwood Park. With a little freshening up this quaint townhouse will be perfect for a new homeowner or investor. The main level features a half bath, kitchen/dinning room area and a large living room leading out to the private fenced yard. Upstairs you will find 3 good sized bedrooms and a full bathroom. The basement in this unit is finished with a large rec room and also has a large utility room for storage and laundry. Condo fees are $360.00 per month plus $10 for an extra rented parking stall that has to be renewed with the condo board yearly (around the AGM) just in the process of renewing now and there is an extra $20 charge to investors who rent out the unit so owner is currently paying $390. Condo fees include common area maintenance, snow removal & reserve fund contribution. Possession can be as soon as early August.