

**207, 9738 82 Avenue  
Grande Prairie, Alberta**

**MLS # A2263012**



**\$85,000**

**Division:** Patterson Place

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Multi Level Unit

**Size:** 800 sq.ft. **Age:** 1979 (47 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** -

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 504

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Vinyl Siding

**Zoning:** RM

**Foundation:** -

**Utilities:** -

**Features:** No Animal Home, No Smoking Home

**Inclusions:** None

Affordable Opportunity in Kensington Place — Ideal for Investors or Renovators! Situated in the desirable Patterson Place area, this 2-bedroom, 1-bath townhouse in Kensington Place presents an excellent opportunity to add value. The same long-term tenant has occupied the unit for over 20 years. While the home is dated and ready for updates, it offers solid structure and plenty of potential. The main level features a functional kitchen, comfortable living space, and access to a private patio. Upstairs are two bedrooms and a full bathroom, while the basement provides laundry and additional storage. Perfect for investors, renovators, or first-time buyers looking to build equity and create a space of their own. Conveniently located near schools, shopping, parks, and public transit. With a little vision and some updating, this property could truly shine!