

**3105, 7201 Poplar Drive
Grande Prairie, Alberta****MLS # A2275656****\$140,000**

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|------------------|------------------------------------|---------------|-------------------|
| Division: | South Patterson Place | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 978 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | - | | |

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|--------------------|------------------------|-------------------|---|
| Heating: | Baseboard, Hot Water | Water: | Public |
| Floors: | Carpet, Linoleum, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 544 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RM |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Sewer Connected, Water Connected |
| Features: | See Remarks | | |

Inclusions: AS IS, WHERE IS, UPON POSSESSION

Whether you are looking to build your investment portfolio or trade your rent receipts for home equity, this well-kept two-storey condo in "Haywood Court" is a standout choice. Nestled in Grande Prairie's popular southside, the residence is defined by its airy atmosphere and expansive windows that bathe every room in natural light. The main level is tailored for easy living, featuring a sprawling living area and a dining space that flows seamlessly into the kitchen. You will appreciate the modern touch of updated cabinetry and durable tile flooring, along with a dedicated storage room that keeps the main living space tidy and organized. Upstairs, the layout offers two generously sized bedrooms, both served by a full bathroom and a helpful hall closet for extra linens. Outside, the unit includes a small patio and a storage locker for outdoor gear. The assigned parking stall is located conveniently close to the entrance. A notable feature of this complex is the comprehensive condo fee, which covers heat, water, and sewer, along with the professional management, landscaping, and snow removal. Located near schools, transit, and basic amenities, this property is positioned for easy access to many services. ***Please note that this property is being sold "as is, where is, at time of possession" with no warranties or representations.*** Contact a REALTOR® to arrange a viewing.