

**301, 9736 82 Avenue  
Grande Prairie, Alberta**
**MLS # A2164182**


# \$83,500

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Patterson Place                    |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 797 sq.ft.                         | <b>Age:</b>   | 1979 (45 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Vinyl | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                 | <b>Condo Fee:</b> | \$ 510 |
| <b>Basement:</b>   | Full, Unfinished                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Vinyl Siding              | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | -                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Walk-In Closet(s)                 |                   |        |

**Inclusions:** fridge, stove, washer, dryer (all appliances as is)

Town house style condo located in Patterson Place. Main floor features kitchen and open living room / dining area with laminate flooring and a deck off the dining area. 2 bedrooms and a full bath upstairs with vinyl plank flooring and a walk in closet in the master. Full undeveloped basement with laundry, great for storage or develop into extra living space. Heat, water, garbage, snow removal, lawn maintenance and reserve contribution included in condo fees. Fridge, stove, washer and dryer included. Kensington Place is professionally managed and located close to Shoppers Drug Mart, convenience store and a bus stop. Call to view today.