



**126, 9501 72 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2210064**



**\$160,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Outside, Parking Lot, Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 403
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Built-in Features, See Remarks		

**Inclusions:** refrigerator, stove, washer, dryer

Great, inexpensive opportunity to own your own home! Or maybe you want to try being a landlord? Or maybe you are one already and are looking to add to your portfolio! Incredible option for either scenario is this townhouse-style condo in the 'Park Place on 72 Ave' complex. The two levels in the home provide everyone with lots of living space and large windows let the sunlight pour in. This unit has had fabulous renovations including flooring and updated bathroom & kitchen. Super family-friendly layout with the main floor having huge dining & living room areas on opposite ends of the galley-style kitchen. Kitchen has attractive white subway tile backsplash & cabinets, modern hardware & lovely marble-esque laminate countertops. The recent improvements include gorgeous vinyl plank flooring on main level & storage room & bathroom upstairs, baseboards & trim throughout, and lush carpet on stairs and in upstairs bedrooms. Convenient laundry room & front entry closets complete the main level. The 3 bedrooms upstairs includes the primary with two, oversized closets. Main bathroom is similar finishing to the kitchen with white vanity, tile backsplash & vanity top in mixed marbling of browns that compliment with the flooring. Hall closet & big storage room finishes the upper level. There is also an outside storage shed for the extras you want tucked away, such as seasonal tires or tools. Backyard is fenced, for individual & private use, complete with paved patio pad for your BBQ or patio set. The complex has been very well kept over the years. Common green areas & mature trees on the grounds make for such a pleasant environment & great play areas for the kids. When they get bored of that, there is a K-Grade 8 school right across the street with playgrounds & lots of equipment plus grass fields to keep them entertained and burn off energy. Condo fees include snow

shovelling, grass cutting, trash removal & professional management. Located in awesome, southside neighbourhood, walking trails, bus routes, Tim Hortons, convenience stores and more. \*\*\*Please note: photos taken when property was vacant. Currently tenant-occupied. 24 hours notice required for viewings. Rent is \$ 1,350 and lease ends May 31st, 2025. Tenant responsible for utilities.\*\*\* Contact a REALTOR® for more info, or if you have any questions, or to book a viewing!