



**GRASSROOTS**  
REALTY GROUP

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**7848 Cedarwood Park  
Grande Prairie, Alberta**

**MLS # A2232098**



**\$194,800**

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

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Cedar, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 360
<b>LLD:</b>	-
<b>Zoning:</b>	RM
<b>Utilities:</b>	-

**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.