



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

125, 9501 72 Avenue
Grande Prairie, Alberta

MLS # A2238757



\$140,000

Division:	South Patterson Place		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,083 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, See Remarks		

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

Inclusions: refrigerator, stove, washer, dryer

End unit, 2 storey townhouse in 'Park Place on 72 Ave' complex! Lots of living space here with 3 large bedrooms upstairs, 1 bathroom, big storage room and the main level having entry with coat closet, then the kitchen, and separate living room & dining room spaces. Main floor laundry in utility room as well. Fenced backyard has storage unit and newly poured concrete patio area to enjoy the morning sun on. Fabulous investment rental opportunity. Condo fees include professional management, common area/grounds maintenance & snow & trash removal. Unit comes with one outside powered parking stall. Currently tenant occupied with 24 hour notice required for viewings. Rent is \$1,150 on a month-to-month lease and tenant is responsible for utilities. Excellent southside location close to schools, playgrounds, coffee shop, gas station, and so much more. Contact a REALTOR®; for more info, or if you have any questions, or to book a viewing!