

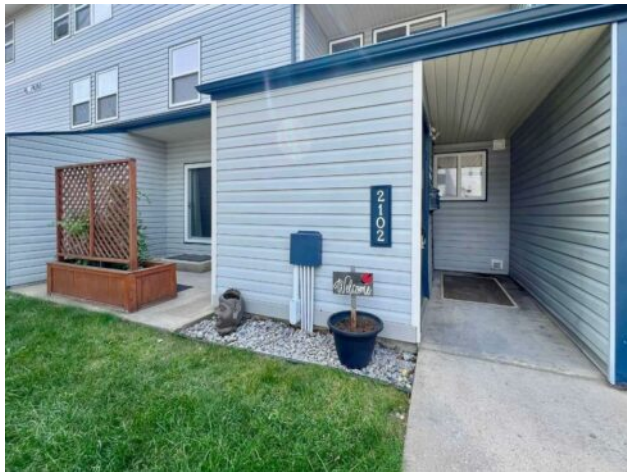


GRASSROOTS
REALTY GROUP

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2102, 7201 Poplar Drive
Grande Prairie, Alberta

MLS # A2242438



\$144,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | South Patterson Place | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,019 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|-------------------|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 535 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RM |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features | | |

| | |
|-------------|------|
| Inclusions: | None |
|-------------|------|

Welcome to this thoughtfully updated 2 bed, 1 bath ground-floor unit in the desirable Haywood Court. Offering both functionality and style, this two-storey layout provides a spacious and comfortable place to call home - and with immediate possession available, you can move in and start enjoying right away! Step inside to find a freshly painted interior with popcorn ceilings scraped for a modern, clean feel. The inviting entryway features a custom bench and feature wall, adding both character and practical storage. The bright and open living room flows seamlessly into a galley-style kitchen, complete with ample cabinetry and updated appliances over the years. Just off the dining area, you'll find a large walk-in storage room, perfect for pantry items, gear, or seasonal storage. Step outside from the living room to your own private patio with a garden box and privacy wall, ideal for summer lounging or your morning coffee. Upstairs, discover two well-sized bedrooms, including a spacious primary, and a full 4-piece bathroom. This unit also includes a locked exterior storage room and one powered parking stall located right out front for added convenience. Condo fees of \$534.50/month cover heat, water, garbage, and exterior maintenance — you only pay electricity, making this a low-maintenance and affordable ownership opportunity. Whether you're a first-time home buyer, investor, or looking to downsize, this unit checks all the boxes — and it's ready whenever you are.