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3105, 7201 Poplar Drive Grande Prairie, Alberta

MLS # A2250490



\$145,000

Division:	South Patterson Place		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	978 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating: Water: **Public** Baseboard, Hot Water Sewer: Floors: Carpet, Linoleum, Tile **Public Sewer** Roof: Condo Fee: \$ 533 Asphalt Shingle **Basement:** LLD: None **Exterior:** Zoning: Vinyl Siding RMFoundation: **Poured Concrete Utilities:** Electricity Connected, Sewer Connected, Water Conne

Features: See Remarks

Inclusions: AS IS, WHERE IS, UPON POSSESSION

Excellent revenue property, or for someone wanting to stop paying rent themselves and begin reaping the benefits of home ownership! This 2 storey, 2 bedroom & 1 bathroom condo unit is in the 'Haywood Court' complex on the City of Grande Prairie's southside. It is in good condition and has a spacious interior with ample natural light from the many windows. The kitchen, dining area & large living room, plus big storage room, are on the main level with the generous-sized bedrooms, bathroom and hall closet upstairs. Kitchen has had updates of tile flooring and newer cabinets installed. Outside has storage space & patio area to enjoy the summer sun on. 1 parking stall included, super close to the unit. Condo fees include heat, water & sewer, professional management, lawn cutting & snow removal, and common area maintenance. Great location close to schools, transit, and many other amenities. ***Please note: property is sold "as is, where is, at time of possession". No warranties or representations.*** Contact a REALTOR® today for more info or to book a viewing!