



**GRASSROOTS**  
REALTY GROUP

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141, 9501 72 Avenue  
Grande Prairie, Alberta

MLS # A2251336



**\$150,000**

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:	Assigned, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Other		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	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:	Ceiling Fan(s)		

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

This townhouse-style condo in the established 'Park Place on 72 Ave' complex represents a truly incredible and inexpensive option for almost any buyer. Whether you're seeking the dream of first-time homeownership at a great value, looking to become a landlord with a high-potential rental unit, or aiming to add a reliable asset to an existing portfolio, this property delivers. Its appealing, two-level structure immediately offers more living space than typical condos, and large, thoughtfully placed windows allow sunlight to pour in, creating a bright and welcoming atmosphere throughout the day. The interior boasts a remarkably family-friendly layout, designed for comfort and functionality. The main floor efficiently utilizes space, featuring a central galley-style kitchen flanked by an oversized dining room on one end and a huge living room on the other. This setup is perfect for both daily life and entertaining guests. Durability and easy maintenance are ensured by laminate and tile flooring across the entire main level, which is completed by a convenient laundry room and essential front entry closets. Upstairs, new, lush carpet has been installed on the stairs and in all three bedrooms, including the primary suite, which benefits from two oversized closets. An additional hall closet and a large, dedicated storage room on the upper level ensure that clutter is never an issue. Beyond the walls of the home, you'll find a fenced backyard exclusively for your private use, featuring a concrete patio pad perfect for your patio furniture or BBQ setup. For those larger items like seasonal tires or tools, an outside storage shed provides the necessary lockable space. The complex itself is very well-kept, boasting mature trees and beautiful common green areas that provide a pleasant environment and safe play spaces for children. Location is a major asset, with a K-Grade 8 school located directly across the

street, offering extensive playgrounds and fields for fun and exercise. Finally, the condo fees are a huge benefit, simplifying your life by covering necessary services like snow shoveling, grass cutting, trash removal, and professional management. All this is situated in an awesome, southside neighborhood close to walking trails, bus routes, convenience stores, and more. Contact a REALTOR® today for more information or to view.