



**GRASSROOTS**  
REALTY GROUP

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**7842 Cedarwood Park  
Grande Prairie, Alberta**

**MLS # A2263586**



**\$235,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,080 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>	Back Yard, Interior Lot, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Wood Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** n/a

Welcome to this spacious 2-storey townhouse-style condominium in Cedarwood Park, offering 3 bedrooms on the upper level and 1.5 bathrooms. This home has seen numerous updates and is move-in ready! Recent renovations include a modern new kitchen, stylish flooring, backsplash, updated fireplace, fresh fixtures, window coverings, feature walls, new interior doors, and a refreshed bathroom with new bathtub and tiles, plus more thoughtful touches throughout. The fenced yard provides private outdoor space, and you'll appreciate having a powered parking stalls conveniently located out front of the unit. As part of this condo, you'll enjoy the benefits of common area maintenance, snow removal, and garbage services—all included in the affordable \$340/month condo fee. Whether you're looking for an affordable home or a great investment opportunity, this property is a must-see. Don't miss your chance—schedule a viewing today!