



GRASSROOTS
REALTY GROUP

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150, 9501 72 Avenue
Grande Prairie, Alberta

MLS # A2269852



\$210,000

Division:	South Patterson Place		
Type:	Residential/Other		
Style:	2 Storey Split		
Size:	1,089 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 403
Basement:	Crawl Space	LLD:	-
Exterior:	Mixed	Zoning:	sm
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to your new home in the well-established Park Place on 72 Ave community! This beautiful two-story townhouse condo is nearing completion of a full renovation and is the perfect fit for first-time buyers, investors, or anyone looking for an affordable, low-maintenance lifestyle. With its smart two-level layout and bright, open design, this property immediately feels spacious and inviting. Step inside to find a thoughtfully planned main floor featuring a galley-style kitchen with plenty of cabinetry, a large dining area, and a generous living room—ideal for relaxing or entertaining guests. Durable Vinyl flooring flow throughout. The primary bedroom includes two large closets, and there’s an additional hall closet plus a separate storage room upstairs to help keep everything organized. Outside, you’ll enjoy your private fenced yard with a concrete patio—perfect for barbecues or outdoor furniture. There’s also a dedicated exterior storage shed for your seasonal gear or tools. The complex is beautifully maintained, surrounded by mature trees and shared green spaces that create a peaceful, family-friendly environment. Condo fees take the stress out of homeownership by covering essentials like snow removal, lawn care, garbage pickup, and professional property management. The location couldn’t be more convenient—just steps from a K school, playgrounds, and open park areas, with easy access to walking trails, bus routes, and local shopping. Whether you’re looking to invest, downsize, or simply enjoy a relaxed and worry-free lifestyle, this charming property offers exceptional value in a great neighborhood