



**GRASSROOTS**  
REALTY GROUP

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**7812 Cedarwood Park  
Grande Prairie, Alberta**

**MLS # A2276054**



**\$209,900**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Patterson Place       |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,094 sq.ft.          | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Off Street  |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Back Yard             |               |                   |

|                    |                         |                   |        |
|--------------------|-------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | \$ 360 |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Siding     | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks             |                   |        |

**Inclusions:** All light fixtures, all window coverings

Enjoy the world of home ownership with this fully developed Townhouse. Located close to amenities such as Safeway, State & main, and endless walking trails throughout Muskoseepi Park. The main floor offers you a gorgeous kitchen with stainless steel appliances, plenty of prep space and a beautiful, white backsplash. There is a half bathroom for convenience, and the living area is tucked away in the back offering some quiet. Upstairs there are three well-sized bedrooms, plus a full bathroom featuring stylish tile. The basement is fully developed and could offer you either an extra living space or another bedroom. There is also a storage room/laundry room giving you a bit more storage space. This home is a perfect set up for a first-time buyer or someone looking to live a maintenance-free lifestyle. Contact your favorite agent and set up your viewing today!