



136, 9501 72 Avenue
Grande Prairie, Alberta

MLS # A2294782



\$150,000

Division:	South Patterson Place		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,083 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Outside, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Other		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 403
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), See Remarks		

Inclusions: refrigerator, stove, washer, dryer

This two-level townhouse-style condo offers a practical layout and excellent value for first-time buyers or investors. Located in a well-maintained southside complex, this end unit provides generous living space and straightforward access to local amenities. The main floor is designed around a central galley kitchen positioned between a spacious dining area and a large living room. Abundant windows provide plenty of natural light. For added convenience, the main floor also includes a laundry room and front entry closet. Upstairs, the home features three bedrooms, including a primary suite equipped with two oversized closets. Storage is abundant on the upper floor, offering an additional hall closet and a big, dedicated storage room. Outside, the home includes a private, fenced backyard with a concrete patio pad and a lockable exterior storage shed. The grounds are well-kept, featuring mature trees and maintained green spaces. Situated in a prime neighbourhood, the home is directly across from a K–8 school with playgrounds and sports fields. It is also in close proximity to walking trails, public transit, and convenience stores. The condo fees support a low-maintenance lifestyle by covering snow shoveling, trash removal, and professional management. Contact a REALTOR® today for more information or to schedule a viewing.