



**GRASSROOTS**  
REALTY GROUP

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207, 9738 82 Avenue  
Grande Prairie, Alberta

MLS # A2021895



**\$80,000**

Division:	Patterson Place		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,226 sq.ft.	Age:	1979 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: none

ATTENTION INVESTORS & POTENTIAL SEEKERS! Located in the mature and quiet neighbourhood of Patterson Place, this suite offers and open concept floor plan on the main floor leading to a south facing deck; 2 large bedrooms, 1 full bathroom upstairs, and a partially developed basement with laundry adding for extra storage space. With a month to month tenant in place, you will buy and enjoy some additional monthly income; and when the time is right, seek the potential in it with some renovations to your liking. Condo fee includes water & sewer, heating, power for common areas, lawn care, snow removal, garbage pickup, building repairs and maintenance of common areas, parking lot and ground repairs, janitorial of common areas, reserve fund studies, city tax admin and property management financials.