



10032 79 ave  
Grande Prairie, Alberta

MLS # A2135639



**\$177,000**

<b>Division:</b>	Southview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Other, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 375
<b>LLD:</b>	-
<b>Zoning:</b>	RM
<b>Utilities:</b>	-

**Inclusions:** None

Welcome to this inviting end unit, where practicality meets comfort. Step inside and experience a home designed to make life easy and enjoyable. The front entry closet is just the beginning, offering a convenient spot to keep your belongings organized and accessible. Imagine starting your day in the bright and cheerful U-shaped kitchen, with its white cabinets and large window letting in the morning sun. Cooking and dining become a delight in this space! The kitchen seamlessly opens to the dining area, both areas adorned with easy-to-maintain new vinyl floors, enhancing the home's functionality. On the other side of the dining area, the spacious living room awaits, bathed in natural light from the large window. Whether you're relaxing after a long day or hosting friends and family, this room provides a comfortable and inviting atmosphere. The completely professionally renovated half bath on the main floor adds an extra layer of convenience for you and your guests. Head upstairs to find a generous primary bedroom that fits a king sized bed, offering a peaceful retreat where you can rest and rejuvenate. Two additional bedrooms and a professionally renovated four-piece bathroom complete the upper level, offering plenty of room for a home office, a growing family, or guests. The finished basement adds versatility to the home, serving as an ideal space for a family room, gym or an additional bedroom, depending on your needs. With new flooring throughout, every room in this home feels fresh and move-in ready, so you can settle in without a second thought. Step outside to the fenced backyard, a space where you can unwind or host small gatherings! The combination of pavers and grass creates a manageable outdoor area that's easy to maintain, letting you enjoy your time without the hassle of extensive yard work. Parking is a breeze with two spaces

directly behind the home, one of which is currently rented for \$10/month. Located close to grocery stores, restaurants, green spaces, and excellent walking trails, this home offers the perfect balance of convenience and outdoor enjoyment! With condo fees of \$345.00 per month covering common area maintenance, front yard upkeep, parking, and professional management, you can enjoy a hassle-free living experience. Whether you're searching for your first home or a solid investment property, this unit provides a practical and welcoming space tailored to your needs. Don't miss out on this fantastic opportunity. Contact your REALTOR® today to arrange a viewing and take the first step towards making this home yours.