



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

104, 9740 82 Avenue  
Grande Prairie, Alberta

MLS # A2190189



**\$94,900**

Division:	Patterson Place		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	980 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

**Inclusions:** fridge, stove, washer , dryer

Great Investment Opportunity in Kensington Place. Are you in search of a promising investment opportunity or an affordable place to call home? Look no further! This tenant-occupied unit in Kensington Place is a gem, offering: 3 Bedrooms and 1 Bathroom Located on the upper level, with a convenient walk-through from the master bedroom to the bathroom. A spacious Main Floor that features an open living and dining area, along with a kitchen with all new kitchen cupboards and countertops that were installed 2024. The basement is currently undeveloped, providing ample storage space. This unit currently has very reliable Long-term tenants currently paying \$1,325 per month. This property is perfect for those looking to invest in a stable rental income or an affordable place to call home. Don't miss out on this opportunity!