

123, 9740 82 Avenue Avenue  
Grande Prairie, Alberta

MLS # A2295421



**\$79,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	810 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, None	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Bright, breezy and budget-friendly &mdash; this top-floor 2-bed condo in Kensington Place is the easy win you&rsquo;ve been hunting for. Perfect for students, first-time buyers, or savvy investors, it&rsquo;s a cheerful, low-maintenance home with smart bones and a sunny balcony for your morning coffee or evening unwind. Step inside to a generous 12' x 16' living room with sleek laminate floors and an open sightline from the kitchen that brings extra daylight and a social vibe. The kitchen area includes handy in-suite laundry and a roomy pantry/storage closet &mdash; small conveniences that make a big difference. Primary bedroom boasts a walk-in closet; second bedroom is ideal for roommates, guests or a home office. Patio doors lead to a pleasant balcony with top-level privacy. Building features secure entry points for peace of mind. Location wins: a short stroll to Patterson Mall shops (Pizza Hut, Shopper&rsquo;s Drug Mart, liquor store) and within walking distance to local schools &mdash; everything you need close by. Ready to rent, move in, or hold as an income property &mdash; schedule a viewing and make it yours!