

**105, 9740 82 Avenue
Grande Prairie, Alberta**

MLS # A2221432



\$95,000

Division:	Patterson Place		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	978 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Concrete, Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 656
LLD:	-
Zoning:	RM
Utilities:	-

Inclusions: None

****\$10,000 Price Reduction, Vacant**** Discover this affordable 3-bedroom, 1.5-bathroom, two-story apartment with a partially finished basement—perfect for first-time buyers or anyone ready to call a place their own. This home offers fantastic features, including a private balcony, in-suite laundry, assigned parking, and monthly fees that include heat and water. The main floor boasts a functional layout with a kitchen, dining area, living room, 2-piece bathroom, and patio doors leading to a generously sized deck—ideal for relaxing or entertaining. Upstairs, you’ll find three comfortable bedrooms, including a primary bedroom with direct access to the full bathroom. The partially finished basement includes laundry facilities and plenty of extra space for storage. This place is conveniently located near shopping, playgrounds, and schools. No doubt, this home has everything you need at a price you’ll love. Don’t miss out—call me or contact your favorite realtor to book a showing!