

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

**MLS # A2221432**



**\$95,000**

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

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

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 656
<b>LLD:</b>	-
<b>Zoning:</b>	RM
<b>Utilities:</b>	-

**Inclusions:** None

\*\*\*\*Updates-\$10,000Price 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!