

**3105, 7201 Poplar Drive  
Grande Prairie, Alberta**

**MLS # A2250490**



**\$145,000**

<b>Division:</b>	South 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>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 533
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Sewer Connected, Water Connected
<b>Features:</b>	See Remarks		

**Inclusions:** AS IS, WHERE IS, UPON POSSESSION

Excellent revenue property, or for someone wanting to stop paying rent themselves and begin reaping the benefits of home ownership! This 2 storey, 2 bedroom & 1 bathroom condo unit is in the 'Haywood Court' complex on the City of Grande Prairie's southside. It is spacious inside with ample natural light from the many windows. The kitchen, dining area & large living room, plus big storage room, are on the main level with the generous-sized bedrooms, bathroom and hall closet upstairs. Kitchen has had updates of tile flooring and newer cabinets installed. Outside has storage space & patio area to enjoy the summer sun on. 1 parking stall included, close to the unit. Condo fees include heat, water & sewer, professional management, lawn cutting & snow removal, and common area maintenance. Great location close to schools, transit, and many other amenities. \*\*\*Please note: property is sold "as is, where is, at time of possession". No warranties or representations.\*\*\* Contact a REALTOR® today for more info or to book a viewing!