

**207, 9738 82 Avenue
Grande Prairie, Alberta**

MLS # A2263012



\$85,000

Division:	Patterson Place		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	800 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 504
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Affordable Opportunity in Kensington Place — Ideal for Investors or Renovators! Situated in the desirable Patterson Place area, this 2-bedroom, 1-bath townhouse in Kensington Place presents an excellent opportunity to add value. The same long-term tenant has occupied the unit for over 20 years. While the home is dated and ready for updates, it offers solid structure and plenty of potential. The main level features a functional kitchen, comfortable living space, and access to a private patio. Upstairs are two bedrooms and a full bathroom, while the basement provides laundry and additional storage. Perfect for investors, renovators, or first-time buyers looking to build equity and create a space of their own. Conveniently located near schools, shopping, parks, and public transit. With a little vision and some updating, this property could truly shine!