GRASSROOTS REALTY GROUP

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7853 Cedarwood Park
Grande Prairie, Alberta

MLS # A2255057

$219,900

Division:	South Patterson Place		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,010 sq.ft.	**Age:**	1977 (48 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Off Street, Plug-In, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 360
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Cedar, Stucco	**Zoning:**	RM
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

Inclusions: Window Coverings

Welcome to this charming 3-bedroom, 1.5-bath townhouse in Cedarwood Park. Enjoy peace and privacy from your south-facing, low-maintenance backyard, perfectly situated backing onto the lush trees of Bear Creek. The home features an updated kitchen with modern white cabinetry, contrasting black laminate counter tops and all stainless steel appliances. Upstairs, you’ll find 3 comfortable bedrooms, including a spacious primary with double closets and a 4 piece bathroom. Hot water tank replaced in 2025 along with range hood microwave. This place comes with 2 assigned parking stalls side by side for your convenience. Cedarwood Park is a wonderful community to call home, with walking trails and amenities nearby. A perfect choice for first-time buyers, or anyone seeking a low-maintenance lifestyle in a desirable south end location! IMMEDIATE POSSESSION!

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