



122, 9501 72 Avenue
Grande Prairie, Alberta

MLS # A2294925



\$170,000

Division:	South Patterson Place		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,083 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Other		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 397
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: refrigerator, stove, washer, dryer

Investor's special! Always people looking to own or rent in this great community-oriented complex on the City of Grande Prairie's south side! 2 storey style townhouse has ample living space with 3 bedrooms upstairs, large storage room and renovated, updated bathroom. Main level has living room with access to patio and fenced backyard, laundry room, front entry with coat closet as well as big dining room that you can access through the galley-styled kitchen. Storage unit outside as well for things like bikes or out of season tires. "Park Place on 72nd Ave." has very well-kept grounds with lots of greenspace and is under professional management. Condo fees include snow & trash removal, and unit comes with 1 assigned parking stall. Schools, public transit stops, convenience stores, gas station, coffee shops and so much more, all are super close by. ***Please note: photos & 3D Tour from when unit was vacant. Currently tenant occupied. Lease ends March 31, 2027. *** Contact a REALTOR® today for more info or to view!