



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

123, 9740 82 Avenue Avenue
Grande Prairie, Alberta

MLS # A2295421



\$79,900

Division:	Patterson Place		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, None	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: none

Bright, breezy and budget-friendly — this top-floor 2-bed condo in Kensington Place is the easy win you’ve been hunting for. Perfect for students, first-time buyers, or savvy investors, it’s a cheerful, low-maintenance home with smart bones and a sunny balcony for your morning coffee or evening unwind. Step inside to a generous 12' x 16' living room with sleek laminate floors and an open sightline from the kitchen that brings extra daylight and a social vibe. The kitchen area includes handy in-suite laundry and a roomy pantry/storage closet — small conveniences that make a big difference. Primary bedroom boasts a walk-in closet; second bedroom is ideal for roommates, guests or a home office. Patio doors lead to a pleasant balcony with top-level privacy. Building features secure entry points for peace of mind. Location wins: a short stroll to Patterson Mall shops (Pizza Hut, Shopper’s Drug Mart, liquor store) and within walking distance to local schools — everything you need close by. Ready to rent, move in, or hold as an income property — schedule a viewing and make it yours!