



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

124, 9501 72 Avenue
Grande Prairie, Alberta

MLS # A2312304



\$210,000

Division:	South Patterson Place		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,161 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Parking Lot, Parking Pad, Plug-In		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, No Back Lane		

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: \$ 397

LLD: -

Zoning: RM

Utilities: -

Inclusions: Shed

Welcome to this well-located 3-bedroom, 1.5-bath townhome offering comfort, convenience, and excellent potential for homeowners and investors alike. Situated close to schools, public transit, and not far from shopping, and everyday amenities, this property provides easy access to everything you need. The functional layout offers spacious living areas, while the private yard creates the perfect space for relaxing, entertaining, or enjoying outdoor living. Additional outdoor storage adds extra convenience and practicality. Whether you are a first-time buyer looking to enter the market or an investor seeking a great opportunity, this townhome is a property you won't want to miss.