



GRASSROOTS

REALTY GROUP

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1107, 7201 Poplar Drive
Grande Prairie, Alberta

MLS # A2317367



\$164,900

Division:	Patterson Place		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	912 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Corner Lot, Few Trees, Landscaped, Low Maintenance Landscape		

Heating:	Baseboard, Electric	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 545
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage, Vinyl Windows		

Inclusions: Window coverings/blinds in master bedroom and living room

For more information, please click the "More Information" button. Unique 2-Storey Condo in South Patterson - right across the street from Alexander Forbes School or a 10 minute walk to St. Patrick Catholic School. This cozy and well-maintained corner unit was partially renovated in 2022, which included new paint, baseboards, trim and light fixtures throughout, vinyl plank installed on stairs and upper level, and new tub and tile surround in bathroom. Spacious living room has hardwood and lots of natural light from the patio door that leads to a concrete slab with room for a patio table and chairs. Being an end unit with no neighbors on either side gives a nice front yard feeling without the maintenance. The functional kitchen features an iSpring 6-stage Reverse Osmosis Water Filtration System, an over the range microwave, lots of built-in storage shelves, an eating nook with a large storage room off to the side for additional shelving or deep freeze. In-suite laundry is located just off the kitchen on the main floor which is handy for not tracking work clothes upstairs. Located upstairs is the HUGE master bedroom, 2nd bedroom and bathroom - both bedrooms having large closets with built-in organizers, as well as a spacious linen closet just outside the 4-piece bathroom with deep soaker tub. An additional storage room is located outside the unit with a separate door. Storage space, in this well designed condo, certainly was not ignored. Heat and water are included in the condo fees and this building complex is well-maintained with immediate side walk snow removal; spring, summer and fall landscaping, periodic and efficient parking lot snow removal in winter and maintenance sweeping/cleaning in the spring. Condo board and management company work well together and are very responsive. Located within walking distance to many food and convenient amenities, as well as close

access to Muskoseepi walking trails makes this property a good investment to rent out or enjoy for yourself.