



10012 79 Avenue
Grande Prairie, Alberta

MLS # A2318943

\$204,900



Division:	South Patterson Place		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,060 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Unknown

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 375

LLD: -

Zoning: RM

Utilities: -

Inclusions: N/A

WELCOME to This Affordable homeownership opportunity on Grande Prairie's south side! This end-unit townhouse offers a functional layout with plenty of space for families, first-time buyers, or investors. The main floor features a bright open-concept design with a spacious living area, dining space, kitchen, and convenient 2-piece bathroom. Upstairs you'll find three comfortable bedrooms and a full bathroom. The fully developed basement adds extra flexibility with an additional bedroom, plus a large laundry and storage area. Located in the South-wood Condominium complex, this property includes one assigned parking stall and a second leased stall for only \$10/month. Enjoy your own private fenced yard while benefiting from low-maintenance living. Condo fees of \$375/month cover snow removal, maintenance of common green spaces, reserve fund contributions, and household garbage collection. A great value in a convenient location close to schools, parks, shopping, and everyday amenities.