



GRASSROOTS
REALTY GROUP

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2204, 7201 Poplar Drive
Grande Prairie, Alberta

MLS # A2327422



\$94,000

Division:	South Patterson Place		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	491 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	Natural Gas Paid, Electricity Connected, Sewer Connected
Features:	See Remarks		

Inclusions: refrigerator, electric stove, window coverings

This wonderful, spacious and updated bachelor/bachelorette suite with loft is located in the 'Haywood Court' complex on the southside of Grande Prairie. Well-maintained, this top floor home has lots of natural light, storage and modern finishing including vinyl plank flooring, and white kitchen cabinets. Budget-friendly, condo fees include primary utilities except for power, along with Professional Management, common area maintenance and more. 1 assigned energized parking stall, and laundry facilities are just down the hall. Grounds are very well-kept with ample greenspace. Ideally located near public transit, walking trails, schools, playgrounds, restaurants & shopping, this space makes for an excellent revenue opportunity or for first time home owners or those looking to downsize. Super option if you work in the area and own elsewhere, and want to put your money towards more equity and not just rent. Contact a REALTOR® today for more info or to view!