



GRASSROOTS
REALTY GROUP

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**7811 Cedarwood Park
Grande Prairie, Alberta**

MLS # A2330211



\$189,900

Division:	Patterson Place		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,002 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 360
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

FIRST TIME BUYERS, INVESTORS, OR ANYONE LOOKING FOR INCREDIBLE VALUE \ THIS IS A HOME YOU WON'T WANT TO MISS! Beautifully maintained and ideally located in a convenient central neighbourhood close to scenic walking trails, shopping, restaurants, schools, and countless everyday amenities, this charming two-storey townhouse offers the perfect blend of comfort, affordability, and long-term potential. Step inside to discover a bright, spacious main floor designed for both relaxing and entertaining, featuring a welcoming living room with direct access to a surprisingly generous rear deck that sits level with the home, creating a seamless indoor-outdoor living experience. The fully fenced, south-facing backyard is a true highlight, soaking up sunshine throughout the day and providing the perfect setting for summer BBQs, morning coffee, children, pets, or simply unwinding after a long day. Upstairs, you'll find an oversized primary bedroom complete with dual closets, along with two additional well-proportioned bedrooms and a full bathroom, making this an excellent layout for families, roommates, or tenants alike. The unfinished basement offers a fantastic opportunity to add additional living space, a recreation room, home gym, office, or extra storage while building future equity. Lovingly cared for over the years, this home offers exceptional value with reasonable condominium fees that conveniently include lawn maintenance, snow removal, and garbage collection, allowing you to spend more time enjoying your home and less time maintaining it. Whether you're purchasing your very first home, downsizing into a low-maintenance lifestyle, or adding a solid investment property to your portfolio, this move-in-ready opportunity checks all the boxes and is one you'll truly appreciate seeing in person.

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