



**GRASSROOTS**  
REALTY GROUP

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**144, 9501 72 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2199860**



**\$140,000**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Outside, Parking Lot, Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 397
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Built-in Features, See Remarks		

**Inclusions:** refrigerator, dryer, washer, refrigerator

IMMEDIATE POSSESSION POSSIBLE! 3 bedroom, 1 bathroom townhouse condo in the family friendly area of 'Park Place on 72nd Ave'. This unit has updated flooring and main floor laundry, 3 big bedrooms upstairs including the primary with 2 closets. Living room has access to the fenced back yard for own use as well as concrete patio area and outside storage shed. School with playground across the street, plus shopping, convenience stores, transit route and more in the neighbourhood. Great little community within the big City! Take the 3D Tour to have a closer look. Contact a REALTOR&reg; today for more info or to view.