



GRASSROOTS
REALTY GROUP

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**7826 Cedarwood Park
Grande Prairie, Alberta**

MLS # A2212869



\$190,000

Division:	Patterson Place		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,030 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street		
Lot Size:	338.53 Acres		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 360
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: Air conditioner unit

Step into a bright and inviting home, where warmth and natural light welcome you from the moment you arrive. As you make your way into the spacious living room, a large picture window floods the space with sunshine, creating the perfect spot to relax and unwind. The main floor offers an easy flow from the living area into a bright white kitchen, complete with plenty of cabinet space and a spacious dining area that's ideal for family dinners or casual entertaining. Fresh carpet has been thoughtfully installed in the bedrooms and basement, adding extra comfort where it matters most. Upstairs, you'll find three bedrooms and a full bathroom, while the main floor offers a convenient half bath for guests. The fully developed basement provides a ton of additional storage and flexible space, whether you need a home gym, a room for a teen, a playroom, or a cozy retreat. Outside, a freshly updated fence offers privacy for your outdoor space, and central air conditioning ensures you stay cool through the summer months. Located in a well-kept, friendly subdivision where pride of ownership is clear, this home also benefits from low condo fees of just \$360 per month. Priced at \$190,000, it's an affordable, move-in ready opportunity in one of Grande Prairie's most convenient locations.