

**306, 9736 82 Avenue
Grande Prairie, Alberta**

MLS # A2231077



\$94,900

Division:	Patterson Place		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	980 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	538.68 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 673
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: none

Welcome to Kensington Place! Ideally situated near bus stops, shopping centers, and schools, this spacious 3-bedroom, 1.5-bathroom end-unit condo offers both comfort and convenience. The home features a undeveloped basement awaiting your personal touch and has seen several updates over the years, including new flooring, refreshed main floor bathroom, and updated countertops. Located close to street parking, the unit also comes with one assigned parking stall (#306). Whether you're looking for a new home or a solid investment property, this unit is a great option—with a reliable tenant currently in place on a month to month basis and willing to stay! The monthly rent is 1395.00.