

**207, 9738 82 Street**  
**Grande Prairie, Alberta**

**MLS # A2263012**



**\$85,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	800 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 504
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Affordable Opportunity in Kensington Place &ndash; Great for Investors or Renovators! Located in the heart of Patterson Place, this 2-bedroom, 1-bath unit in Kensington Place offers a fantastic opportunity to build equity. The same tenant has occupied the home for over 20 years, and while the unit is dated and ready for updates, it has solid bones and great potential. The main floor features a functional kitchen, living area, and access to a private patio. Upstairs, you&rsquo;ll find two bedrooms and a full bathroom, while the basement includes laundry and storage space. This is an excellent choice for investors, flippers, or first-time buyers looking to renovate and customize their own space. Close to schools, shopping, parks, and public transit&mdash;this location offers convenience and value. With some vision and elbow grease, this unit could truly shine!