

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

MLS # A2263012



\$85,000

Division: Patterson Place

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Multi Level Unit

Size: 800 sq.ft. **Age:** 1979 (47 yrs old)

Beds: 2 **Baths:** 1

Garage: Stall

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 504

LLD: -

Zoning: RM

Utilities: -

Heating: Baseboard
Floors: Carpet, Tile
Roof: Asphalt Shingle
Basement: Full
Exterior: Stucco, Vinyl Siding
Foundation: -
Features: No Animal Home, No Smoking Home

Inclusions: None

Affordable Opportunity in Kensington Place — Ideal for Investors or Renovators! Situated in the desirable Patterson Place area, this 2-bedroom, 1-bath townhouse in Kensington Place presents an excellent opportunity to add value. The same long-term tenant has occupied the unit for over 20 years. While the home is dated and ready for updates, it offers solid structure and plenty of potential. The main level features a functional kitchen, comfortable living space, and access to a private patio. Upstairs are two bedrooms and a full bathroom, while the basement provides laundry and additional storage. Perfect for investors, renovators, or first-time buyers looking to build equity and create a space of their own. Conveniently located near schools, shopping, parks, and public transit. With a little vision and some updating, this property could truly shine!