

104, 9740 82 Avenue
Grande Prairie, Alberta

MLS # A2152296



\$94,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Patterson Place | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 980 sq.ft. | Age: | 1979 (45 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 627

Basement: -

LLD: -

Exterior: Concrete

Zoning: RM

Foundation: -

Utilities: -

Features: See Remarks

Inclusions: none

Great Investment Opportunity in Kensington Place. Are you in search of a promising investment opportunity or an affordable place to call home? Look no further! This tenant-occupied unit in Kensington Place is a gem, offering: 3 Bedrooms and 1 Bathroom Located on the upper level, with a convenient walk-through from the master bedroom to the bathroom. A spacious Main Floor that features an open living and dining area, along with a kitchen with all new kitchen cupboards and countertops that were installed 2024. The basement is currently undeveloped, providing ample storage space. This unit currently has very reliable Long-term tenants currently paying \$1,325 per month. This property is perfect for those looking to invest in a stable rental income or an affordable place to call home. Don't miss out on this opportunity!