

132, 9501 72 Avenue
Grande Prairie, Alberta

MLS # A2176023



\$134,900

Division:	South Patterson Place		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,161 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Crawl Space, Partial

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 397

LLD: -

Zoning: RM

Utilities: -

Inclusions: N/A

Charming Townhouse Condo in Prime Location. This well-maintained townhouse condo offers the perfect blend of comfort, convenience, and low-maintenance living. On the main floor, you'll find a functional kitchen, dining room, and a cozy living room that opens onto a private patio and fenced yard—complete with outdoor storage. A laundry room is also conveniently located on this level with access to the crawl space. Upstairs, the home features three spacious bedrooms, a bathroom, and a storage room, providing ample space for your family's needs. Situated right beside Alexander Forbes School (K-8) and just minutes from all south-side amenities, this property offers an ideal location. Enjoy a stress-free lifestyle with condo fees covering snow removal, lawn care, trash services, and professional management—allowing you more time to focus on what matters most. Perfect for investors, small families, first-time buyers, or those looking to downsize. Schedule your showing today!