

# **\$76,000 - 302, 9736 82 Avenue, Grande Prairie**

MLS® #A2230597

**\$76,000**

2 Bedroom, 1.00 Bathroom, 792 sqft

Residential on 0.04 Acres

Patterson Place., Grande Prairie, Alberta

Here's a good option for those looking for a starter space or for inexpensive home ownership, or for generating rental income in the low vacancy, Grande Prairie market.

This corner unit is a 2 bedroom & 1 bathroom, townhouse-style condo unit with 3 levels of living space.

Main level has the kitchen with tile flooring, plenty of cupboards and handy wall opening to the dining area.

There is access from the dining room to the raised patio area where you could sit and get some fresh air, work on your planter gardening or visit with friends.

Large & bright living room has easy clean laminate flooring.

Upstairs has the main bathroom and the 2 bedrooms including the big primary with massive, approx. 9' x 6' walk-in closet that also leads to directly into the bathroom.

Convenient washer & dryer are situated in the basement. No need for coins or lugging to a whole other building. Plus, this level provides plenty of space for additional storage!

Great budgeting-benefit with heat & water included in the condo fees along with the fact you get to skip having to do any snow shoveling or grass cutting.

1, untitled parking stall also comes with the unit. Complex is located on the City's southside, close to schools, playgrounds, shopping and bus routes.

\*\*\*Please note: photos taken when unit vacant. Currently tenant occupied. 24 hours



notice required for showings. Lease is month-to-month, rent is \$1,395.00 with heat & water included. Tenant pays for power. \*\*\*  
Contact a REALTOR® for more info or to book a viewing!

Built in 1979

### Essential Information

MLS® #	A2230597
Price	\$76,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	792
Acres	0.04
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	302, 9736 82 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5W4

### Amenities

Amenities	Parking, Trash
Utilities	Electricity Connected, Garbage Collection, Heating Paid For, Sewer Connected, Water Connected, Water Paid For
Parking Spaces	1
Parking	Stall, Outside

### Interior

Interior Features	See Remarks, Storage
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Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Hot Water
Cooling	None
# of Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	40
Zoning	RM

## Listing Details

Listing Office	Royal LePage - The Realty Group
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