

# \$94,900 - 306, 9736 82 Avenue, Grande Prairie

MLS® #A2231077

**\$94,900**

3 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.00 Acres

Patterson Place., Grande Prairie, Alberta

Welcome to Kensington Place! Ideally situated near bus stops, shopping centers, and schools, this spacious 3-bedroom, 1.5-bathroom end-unit condo offers both comfort and convenience. The home features a undeveloped basement awaiting your personal touch and has seen several updates over the years, including new flooring, refreshed main floor bathroom, and updated countertops. Located close to street parking, the unit also comes with one assigned parking stall (#306). Whether you're looking for a new home or a solid investment property, this unit is a great option—with a reliable tenant currently in place on a month to month basis and willing to stay! The monthly rent is 1395.00.

Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231077    |
| Price          | \$94,900    |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 980         |
| Acres          | 0.00        |
| Year Built     | 1979        |
| Type           | Residential |



|          |                  |
|----------|------------------|
| Sub-Type | Apartment        |
| Style    | Multi Level Unit |
| Status   | Active           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306, 9736 82 Avenue |
| Subdivision | Patterson Place.    |
| City        | Grande Prairie      |
| County      | Grande Prairie      |
| Province    | Alberta             |
| Postal Code | T8V 5W4             |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Laminate Counters                    |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Boiler                               |
| Cooling           | None                                 |
| # of Stories      | 3                                    |
| Has Basement      | Yes                                  |
| Basement          | Full, Unfinished                     |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Stucco          |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 2               |
| Zoning         | RM              |
| HOA Fees       | 673             |
| HOA Fees Freq. | MON             |

### Listing Details

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