

**3105, 7201 Poplar Drive
Grande Prairie, Alberta**

MLS # A2250490



\$145,000

Division:	South Patterson Place		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	978 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	Public
Floors:	Carpet, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 533
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Sewer Connected, Water Connected
Features:	See Remarks		

Inclusions: AS IS, WHERE IS, UPON POSSESSION

Excellent revenue property, or for someone wanting to stop paying rent themselves and begin reaping the benefits of home ownership! This 2 storey, 2 bedroom & 1 bathroom condo unit is in the 'Haywood Court' complex on the City of Grande Prairie's southside. It is in good condition and has a spacious interior with ample natural light from the many windows. The kitchen, dining area & large living room, plus big storage room, are on the main level with the generous-sized bedrooms, bathroom and hall closet upstairs. Kitchen has had updates of tile flooring and newer cabinets installed. Outside has storage space & patio area to enjoy the summer sun on. 1 parking stall included, super close to the unit. Condo fees include heat, water & sewer, professional management, lawn cutting & snow removal, and common area maintenance. Great location close to schools, transit, and many other amenities. ***Please note: property is sold "as is, where is, at time of possession". No warranties or representations.*** Contact a REALTOR® today for more info or to book a viewing!