

207, 9738 82 Avenue
Grande Prairie, Alberta

MLS # A2263012



\$85,000

Division:	Patterson Place		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	800 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 504
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Affordable Opportunity in Kensington Place – Great for Investors or Renovators! Located in the heart of Patterson Place, this 2-bedroom, 1-bath unit in Kensington Place offers a fantastic opportunity to build equity. The same tenant has occupied the home for over 20 years, and while the unit is dated and ready for updates, it has solid bones and great potential. The main floor features a functional kitchen, living area, and access to a private patio. Upstairs, you'll find two bedrooms and a full bathroom, while the basement includes laundry and storage space. This is an excellent choice for investors, flippers, or first-time buyers looking to renovate and customize their own space. Close to schools, shopping, parks, and public transit—this location offers convenience and value. With some vision and elbow grease, this unit could truly shine!