

**7812 Cedarwood Park  
Grande Prairie, Alberta**

**MLS # A2276054**



# \$209,900

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 360
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All light fixtures, all window coverings

Enjoy the world of home ownership with this fully developed Townhouse. Located close to amenities such as Safeway, State & main, and endless walking trails throughout Muskoseepi Park. The main floor offers you a gorgeous kitchen with stainless steel appliances, plenty of prep space and a beautiful, white backsplash. There is a half bathroom for convenience, and the living area is tucked away in the back offering some quiet. Upstairs there are three well-sized bedrooms, plus a full bathroom featuring stylish tile. The basement is fully developed and could offer you either an extra living space or another bedroom. There is also a storage room/laundry room giving you a bit more storage space. This home is a perfect set up for a first-time buyer or someone looking to live a maintenance-free lifestyle. Contact your favorite agent and set up your viewing today!