DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

105, 9740 82 Avenue
Grande Prairie, Alberta

MLS # A2221432

$95,000

Division:	Patterson Place
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Multi Level Unit

Size:	978 sq.ft.	**Age:**	1979 (46 yrs old)
Beds:	3	**Baths:**	1 full / 1 half

Garage:	Assigned, Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 656
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Concrete, Stucco, Vinyl Siding	**Zoning:**	RM
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions:	None

****Updates-$10,000Price Reduction, Vacant****Discover this affordable 3-bedroom, 1.5-bathroom, two-story apartment with a partially finished basement—perfect for first-time buyers or anyone ready to call a place their own. This home offers fantastic features, including a private balcony, in-suite laundry, assigned parking, and monthly fees that include heat and water. The main floor boasts a functional layout with a kitchen, dining area, living room, 2-piece bathroom, and patio doors leading to a generously sized deck—ideal for relaxing or entertaining. Upstairs, you’ll find three comfortable bedrooms, including a primary bedroom with direct access to the full bathroom. The partially finished basement includes laundry facilities and plenty of extra space for storage. This place is conveniently located near shopping, playgrounds, and schools. No doubt, this home has everything you need at a price you’ll love. Don’t miss out—call me or contact your favorite realtor to book a showing!