

**306, 9736 82 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2231077**



**\$89,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 673
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** none

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.