

# \$95,000 - 105, 9740 82 Avenue, Grande Prairie

MLS® #A2221432

**\$95,000**

3 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.00 Acres

Patterson Place., Grande Prairie, Alberta

\*\*\*\*Updates-\$10,000Price Reduction, Vacant\*\*\*\*Discover this affordable 3-bedroom, 1.5-bathroom, two-story apartment with a partially finished basementâ€”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 deckâ€”ideal for relaxing or entertaining. Upstairs, youâ€™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 youâ€™ll love. Donâ€™t miss outâ€”call me or contact your favorite realtor to book a showing!

Built in 1979

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2221432 |
| Price     | \$95,000 |
| Bedrooms  | 3        |
| Bathrooms | 2.00     |



|                |                  |
|----------------|------------------|
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 978              |
| Acres          | 0.00             |
| Year Built     | 1979             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 105, 9740 82 Avenue |
| Subdivision | Patterson Place.    |
| City        | Grande Prairie      |
| County      | Grande Prairie      |
| Province    | Alberta             |
| Postal Code | T8V 5W4             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Trash, Visitor Parking, Laundry, Snow Removal |
| Parking Spaces | 1   |
| Parking        | Assigned, Stall                               |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Ceiling Fan(s) |
| Appliances        | Refrigerator, Stove(s), Dryer, Washer           |
| Heating           | Baseboard                                       |
| Cooling           | None  |
| # of Stories      | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                        |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Roof              | Asphalt Shingle                |
| Construction      | Concrete, Stucco, Vinyl Siding |
| Foundation        | Poured Concrete                |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 44             |
| Zoning         | RM             |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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