

**104, 9740 82 Avenue
Grande Prairie, Alberta**

MLS # A2190189



\$94,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Patterson Place | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 980 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 627 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | RM |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: fridge, stove, washer , dryer

Great Investment Opportunity in Kensington Place. Are you in search of a promising investment opportunity or an affordable place to call home? Look no further! This tenant-occupied unit in Kensington Place is a gem, offering: 3 Bedrooms and 1 Bathroom Located on the upper level, with a convenient walk-through from the master bedroom to the bathroom. A spacious Main Floor that features an open living and dining area, along with a kitchen with all new kitchen cupboards and countertops that were installed 2024. The basement is currently undeveloped, providing ample storage space. This unit currently has very reliable Long-term tenants currently paying \$1,325 per month. This property is perfect for those looking to invest in a stable rental income or an affordable place to call home. Don't miss out on this opportunity!