

104, 9740 82 Avenue  
Grande Prairie, Alberta

MLS # A2152296



**\$94,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 627

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** RM

**Foundation:** -

**Utilities:** -

**Features:** See Remarks

**Inclusions:** none

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!