

**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!