

# \$94,900 - 104, 9740 82 Avenue, Grande Prairie

MLS® #A2190189

**\$94,900**

3 Bedroom, 1.00 Bathroom, 980 sqft  
Residential on 0.00 Acres

Patterson Place., Grande Prairie, Alberta

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:

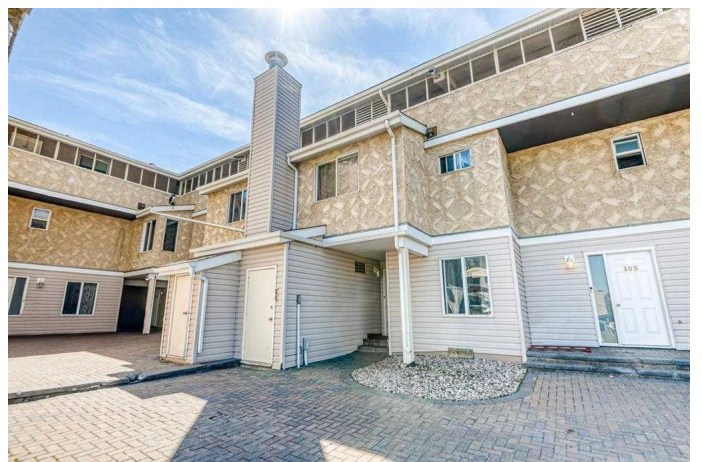
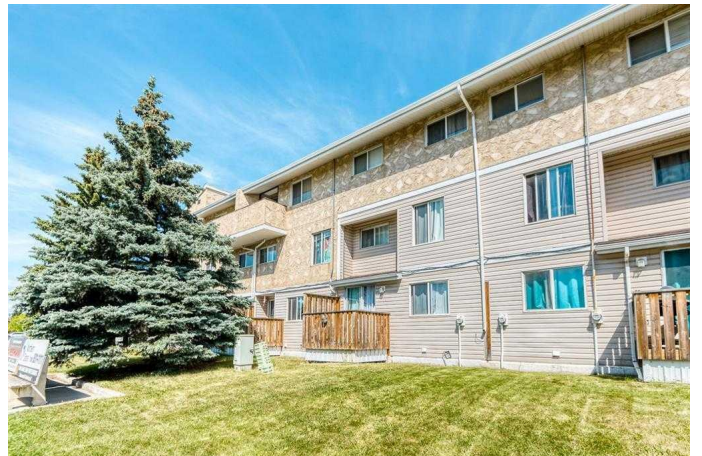
3 Bedrooms and 1 Bathroom Located on the upper level, with a convenient walk-through from the master bedroom to the bathroom. A spacious Main Floor that features an open living and dining area, along with a kitchen with all new kitchen cupboards and countertops that were installed 2024. The basement 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!

Built in 1979

## Essential Information

MLS® #	A2190189
Price	\$94,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	980
Acres	0.00



Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	104, 9740 82 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5W4

### **Amenities**

Amenities	Other
Parking Spaces	1
Parking	Stall, Assigned

### **Interior**

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	January 25th, 2025
Days on Market	88
Zoning	RM

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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