

**10012 79 Avenue
Grande Prairie, Alberta**

MLS # A2125082

\$142,900



Division:	South Patterson Place		
Type:	Residential/Five Plus		
Style:	2 Storey, Side by Side		
Size:	1,060 sq.ft.	Age:	1975 (49 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Assigned, See Remarks, Stall		
Lot Size:	464.55 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 375
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Unknown	Zoning:	RM
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Affordable living on the south end. This cute 3 bedroom 1.5 bath END UNIT townhouse features an open floor plan on the main level with kitchen, living room and dining room, as well as a half bath. Upstairs features 3 bedrooms and a full bathroom. The full basement is developed with a bedroom and the rest is a large storage and laundry room. This unit is part of the Southwood condo complex and comes with 1 assigned stall and 1 leased parking stall (\$10 a month) as well as a small private yard. Condo fees are \$375 per month (including extra parking stall) as well as snow removal, lawn maintenance of common areas, reserve fund contributions and household garbage.