

**2208, 7201 Poplar Drive
Grande Prairie, Alberta**

MLS # A2231653



\$117,000

Division:	South Patterson Place		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	487 sq.ft.	Age:	1981 (44 yrs old)
Beds:	-	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate

Roof: -

Basement: -

Exterior: Wood Frame

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 263

LLD: -

Zoning: RM

Utilities: -

Inclusions: fridge, stove, washer, dryer, window coverings, all furnishings

Modern Bachelor Suite with West-Facing Patio. This updated top-floor corner unit bachelor suite offers both comfort and convenience in a well-maintained building. Fully furnished & right down to the pots and pans & it's truly move-in ready! Enjoy laminate flooring throughout, a well-equipped kitchen featuring a fridge, stove, and microwave rangehood, plus in-suite laundry with a washer and dryer. Relax on your west-facing patio, perfect for catching the evening sun. You'll love the abundant in-suite storage, rare for units of this size. Condo fees are a low \$263/month, and parking stall #82 is included. Ideal for first-time buyers, students, investors looking for a turnkey rental opportunity or your home away from home. Call to view today!