

**2102, 7201 Poplar Drive  
Grande Prairie, Alberta**

**MLS # A2242438**



**\$144,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Patterson Place              |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 1,019 sq.ft.                       | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                   |
|--------------------|-------------------|
| <b>Heating:</b>    | Baseboard         |
| <b>Floors:</b>     | Laminate, Tile    |
| <b>Roof:</b>       | -                 |
| <b>Basement:</b>   | -                 |
| <b>Exterior:</b>   | Vinyl Siding      |
| <b>Foundation:</b> | -                 |
| <b>Features:</b>   | Built-in Features |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 535 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | RM     |
| <b>Utilities:</b> | -      |

**Inclusions:** None

Welcome to this thoughtfully updated 2 bed, 1 bath ground-floor unit in the desirable Haywood Court. Offering both functionality and style, this two-storey layout provides a spacious and comfortable place to call home - and with immediate possession available, you can move in and start enjoying right away! Step inside to find a freshly painted interior with popcorn ceilings scraped for a modern, clean feel. The inviting entryway features a custom bench and feature wall, adding both character and practical storage. The bright and open living room flows seamlessly into a galley-style kitchen, complete with ample cabinetry and updated appliances over the years. Just off the dining area, you'll find a large walk-in storage room, perfect for pantry items, gear, or seasonal storage. Step outside from the living room to your own private patio with a garden box and privacy wall, ideal for summer lounging or your morning coffee. Upstairs, discover two well-sized bedrooms, including a spacious primary, and a full 4-piece bathroom. This unit also includes a locked exterior storage room and one powered parking stall located right out front for added convenience. Condo fees of \$534.50/month cover heat, water, garbage, and exterior maintenance &mdash; you only pay electricity, making this a low-maintenance and affordable ownership opportunity. Whether you're a first-time home buyer, investor, or looking to downsize, this unit checks all the boxes &mdash; and it's ready whenever you are.