

**2206, 7201 Poplar Drive  
Grande Prairie, Alberta**

**MLS # A2244583**



**\$89,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Patterson Place              |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Loft/Bachelor/Studio     |               |                   |
| <b>Size:</b>     | 387 sq.ft.                         | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | -                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Stall                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                           |                   |        |
|--------------------|-------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | \$ 219 |
| <b>Basement:</b>   | -                                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                  | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | -                                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters, Storage, Vinyl Windows |                   |        |

**Inclusions:** Window Coverings

Affordable bachelor suite in excellent south side location! Features stylish new flooring, modern paint colors, updated light fixtures, newer appliances, and updates to the bathroom. This unit offers functional space for comfort and convenience. You have your own private balcony to enjoy your morning coffee, and it's got a separate storage room. Laundry is available for use on the same floor of the complex. One energized parking stall assigned for your usage. This unit will make an excellent rental property, or home base for yourself! (Currently tenant occupied, but will be vacant end of Sept) Call now to book your viewing!