

**10034 79 Avenue  
Grande Prairie, Alberta**

**MLS # A1001306**



**\$125,970**

<b>Division:</b>	Southview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	1975 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Other

**Foundation:** Other

**Features:** Open Floorplan, See Remarks

**Water:** -

**Sewer:** Sewer

**Condo Fee:** \$ 420

**LLD:** -

**Zoning:** RM

**Utilities:** -

**Inclusions:** -

Affordable living on the south end. This cute 3 bedroom 1.5 bath townhouse features an open floor plan on the main level as well as a half bath. Upstairs features 3 bedrooms and a full bathroom. Basement full and mostly undeveloped with partially framed room and laundry area. 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.