

# \$145,000 - 3105, 7201 Poplar Drive, Grande Prairie

MLS® #A2250490

**\$145,000**

2 Bedroom, 1.00 Bathroom, 978 sqft

Residential on 0.03 Acres

South Patterson Place, Grande Prairie, Alberta

Excellent revenue property, or for someone wanting to stop paying rent themselves and begin reaping the benefits of home ownership! This 2 storey, 2 bedroom & 1 bathroom condo unit is in the 'Haywood Court' complex on the City of Grande Prairie's southside. It is in good condition and has a spacious interior with ample natural light from the many windows. The kitchen, dining area & large living room, plus big storage room, are on the main level with the generous-sized bedrooms, bathroom and hall closet upstairs. Kitchen has had updates of tile flooring and newer cabinets installed. Outside has storage space & patio area to enjoy the summer sun on. 1 parking stall included, super close to the unit. Condo fees include heat, water & sewer, professional management, lawn cutting & snow removal, and common area maintenance. Great location close to schools, transit, and many other amenities. \*\*\*Please note: property is sold "as is, where is, at time of possession". No warranties or representations.\*\*\* Contact a REALTOR® today for more info or to book a viewing!

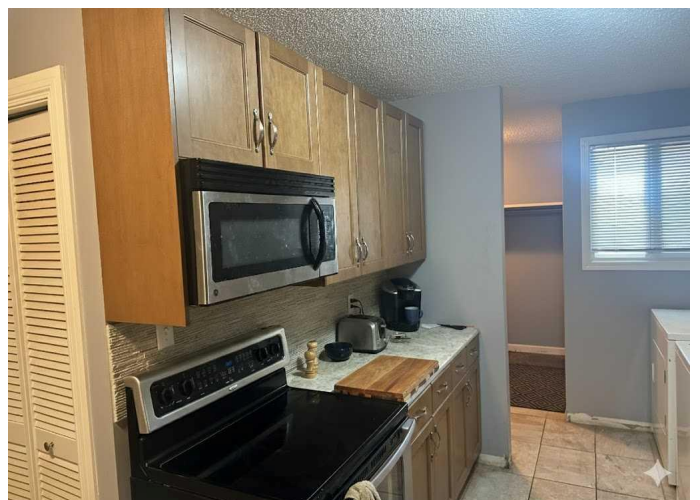
Built in 1981

## Essential Information

MLS® # A2250490

Price \$145,000

Bedrooms 2



|                |                  |
|----------------|------------------|
| Bathrooms      | 1.00             |
| Full Baths     | 1                |
| Square Footage | 978              |
| Acres          | 0.03             |
| Year Built     | 1981             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3105, 7201 Poplar Drive |
| Subdivision | South Patterson Place   |
| City        | Grande Prairie          |
| County      | Grande Prairie          |
| Province    | Alberta                 |
| Postal Code | T8V 6C5                 |

### **Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking           |
| Utilities      | Electricity Connected, Sewer Connected, Water Connected |
| Parking Spaces | 1                                                       |
| Parking        | Stall, Assigned                                         |

### **Interior**

|                   |                      |
|-------------------|----------------------|
| Interior Features | See Remarks          |
| Appliances        | See Remarks          |
| Heating           | Baseboard, Hot Water |
| Cooling           | None                 |
| # of Stories      | 4                    |
| Basement          | None                 |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 70                |
| Zoning         | RM                |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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