

**132, 9501 72 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2176023**



**\$134,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,161 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Crawl Space, Partial

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 400

**LLD:** -

**Zoning:** RM

**Utilities:** -

**Inclusions:** N/A

Charming Townhouse Condo in Prime Location. This well-maintained townhouse condo offers the perfect blend of comfort, convenience, and low-maintenance living. On the main floor, you'll find a functional kitchen, dining room, and a cozy living room that opens onto a private patio and fenced yard—complete with outdoor storage. A laundry room is also conveniently located on this level with access to the crawl space. Upstairs, the home features three spacious bedrooms, a bathroom, and a storage room, providing ample space for your family's needs. Situated right beside Alexander Forbes School (K-8) and just minutes from all south-side amenities, this property offers an ideal location. Enjoy a stress-free lifestyle with condo fees covering snow removal, lawn care, trash services, and professional management—allowing you more time to focus on what matters most. Perfect for investors, small families, first-time buyers, or those looking to downsize. Schedule your showing today!