

# \$88,900 - 306, 9736 82 Avenue, Grande Prairie

MLS® #A2231077

## \$88,900

3 Bedroom, 2.00 Bathroom, 980 sqft  
Residential on 0.00 Acres

Patterson Place., Grande Prairie, Alberta

Welcome to Kensington Place! Ideally situated near bus stops, shopping centers, and schools, this spacious 3-bedroom, 1.5-bathroom end-unit condo offers both comfort and convenience. The home features a undeveloped basement awaiting your personal touch and has seen several updates over the years, including new flooring, refreshed main floor bathroom, and updated countertops. Located close to street parking, the unit also comes with one assigned parking stall (#306). Whether you're looking for a new home or a solid investment property, this unit is a great optionâ€”with a reliable tenant currently in place on a month to month basis and willing to stay! The monthly rent is 1395.00.

Built in 1979

## Essential Information

MLS® #	A2231077
Price	\$88,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	980
Acres	0.00
Year Built	1979
Type	Residential



Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### **Community Information**

Address	306, 9736 82 Avenue
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5W4

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Laminate Counters
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler
Cooling	None
# of Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	49
Zoning	RM
HOA Fees	673
HOA Fees Freq.	MON

### **Listing Details**

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.