

**1210, 7201 Poplar Drive**  
**Grande Prairie, Alberta**

**MLS # A2290251**



**\$124,900**

<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>	518 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 286
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Negotiable

Looking for a home that offers style, function, affordability, and ease of ownership? This hard-to-find top-floor open loft-style condo delivers all that and more. With only one common wall, this unit could be perfect featuring a unique bedroom overlooking the main living area, this bright and airy unit stands out from the typical layout. You’ll appreciate the updated vinyl plank flooring, modern lighting, fresh paint, and ample storage throughout. Step outside to your east-facing patio with views of the courtyard—perfect for enjoying your morning coffee while staying cooler in the summer months. Condo fees are an affordable \$286/month and include everything except power, plus you’ll have an assigned outdoor parking stall. Ideal for a working professional or investor, with similar units renting for close to \$1,000/month. Immediate possession is available, making this a great opportunity to get on the path to home ownership or expand your investment portfolio.