

10059 80 Avenue
Grande Prairie, Alberta

MLS # A2305627



\$204,900

Division:	Patterson Place		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,040 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window Coverings

Tucked into the quiet, well-kept community of Southwood Place Condominiums in Patterson, this clean and thoughtfully updated two-storey offers a lifestyle that feels both easy and inviting from the moment you walk in. The main floor welcomes you with a bright, open-concept layout, where a large south-facing window fills the living room with natural light and offers a peaceful view of the courtyard beyond. The kitchen is designed for everyday function, featuring a practical U-shaped layout that overlooks your own fenced backyard, complete with a spacious deck and mature trees that create a sense of privacy rarely found in condo living. A convenient half bath and rear mudroom add to the functionality of this level. Upstairs, you’ll find three generously sized bedrooms, each with ample closet space, along with a full bathroom that has been tastefully updated to reflect a more modern feel. The partially developed basement adds flexibility, whether you envision it as an additional bedroom, a cozy rec room, or a hobby space, with a separate laundry area tucked neatly away. This self-managed condominium is known for its affordability and pride of ownership, with beautifully maintained common areas and significant exterior updates already completed, including new shingles, newer windows, and durable, stylish cement board siding. Concrete party walls between units provide enhanced soundproofing and an added sense of security, making this home as solid as it is comfortable. Ideally located close to shopping, amenities, and walking trails, this is an opportunity to step into a move-in-ready home in a well connected community. Contact your favourite agent today to learn more.