

**10018 79 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2306100**



**\$204,900**

<b>Division:</b>	Southview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 365
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome home to Southwood Place! Ideally located on the south side close to shopping, schools, and public transit, this well-kept 3-bedroom townhouse offers outstanding value with numerous updates throughout, including refreshed paint, upgraded flooring, kitchen improvements, newer appliances, hot water tank, and bay windows. The main floor features a bright open-concept layout with a spacious living room, functional kitchen with upgraded cabinetry, and a convenient half bath off the rear entrance. Upstairs you'll find three generously sized bedrooms, including the primary bedroom with updated flooring, along with an upgraded full bathroom. The partially developed basement adds extra living space with a rec room area, storage, and laundry. Outside, enjoy the fenced backyard complete with paving stones and a small storage shed. This well-managed condo complex is in excellent condition with recently replaced windows, siding, and shingles. Condo fees are \$365/month and include one powered parking stall, with an additional stall available to rent for \$10/month (subject to availability). Whether you're looking for a fantastic starter home or a solid rental property, this is an opportunity you won't want to miss!