ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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7830 Cedar Wood Park
Grande Prairie, Alberta

MLS # A2339236

$205,000

Division:	Patterson Place		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,040 sq.ft.	**Age:**	1977 (49 yrs old)
Beds:	3	**Baths:**	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 370
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame, Wood Siding	**Zoning:**	R
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home		

Inclusions: A/C

Beautifully Updated End-Unit Townhome with Exceptional Privacy Welcome to this beautifully maintained 2-storey end-unit townhouse offering the perfect combination of comfort, privacy, and low-maintenance living. With approximately 1,040 sq. ft. of thoughtfully designed living space, this 3-bedroom, 1.5-bath home is move-in ready and loaded with recent upgrades. The bright and inviting interior features freshly painted cabinets, stylish vinyl plank flooring, updated light fixtures, and a newer dishwasher, creating a modern and welcoming atmosphere throughout. Enjoy peace of mind with a newer basement window and the added comfort of air conditioning for those warm summer days. One of the property's standout features is its exceptional location. As an end unit, you'll enjoy added privacy with only one neighbouring unit and no rear neighbours. The beautifully landscaped yard includes raised garden boxes and a charming bench area, providing the perfect outdoor retreat while maintaining a low-maintenance lifestyle. Additional conveniences include an assigned parking stall, with the option to keep/rent a second stall for $10 per month. Whether you're a first-time buyer, downsizer, or investor, this well-cared-for home offers excellent value, modern updates, and a private setting that's hard to find. Features & Highlights: 3 Bedrooms 1.5 Bathrooms Approx. 1,040 Sq. Ft. 2-Storey End Unit Freshly Painted Cabinets New Dishwasher Vinyl Plank Flooring Updated Light Fixtures Air Conditioning New Basement Window No Rear Neighbors Only One Adjacent Neighbor Raised Garden Boxes & Outdoor Bench Area Low-Maintenance Landscaping Assigned Parking Stall Additional Stall Available for Rent (~$10/month) A rare opportunity to own a stylish, updated home in a quiet and private location.

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