

# \$194,800 - 7848 Cedarwood Park, Grande Prairie

MLS® #A2232098

## \$194,800

3 Bedroom, 2.00 Bathroom, 1,013 sqft

Residential on 0.03 Acres

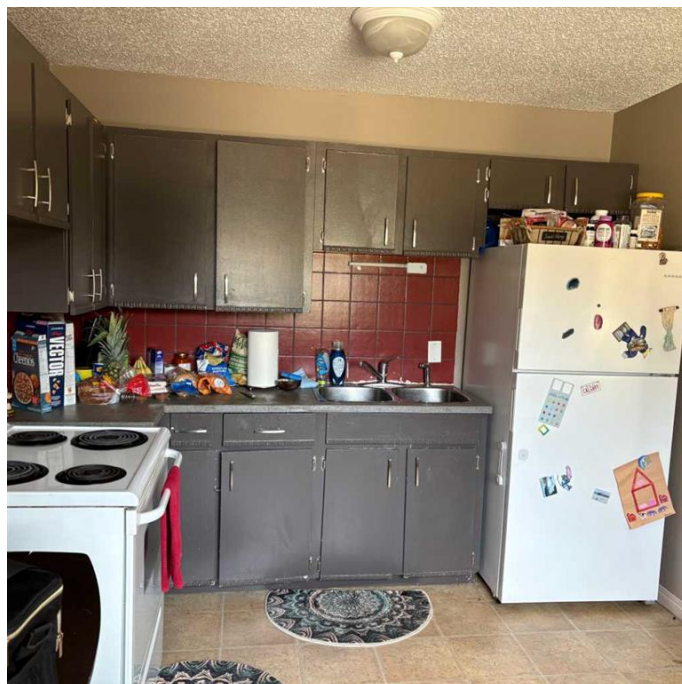
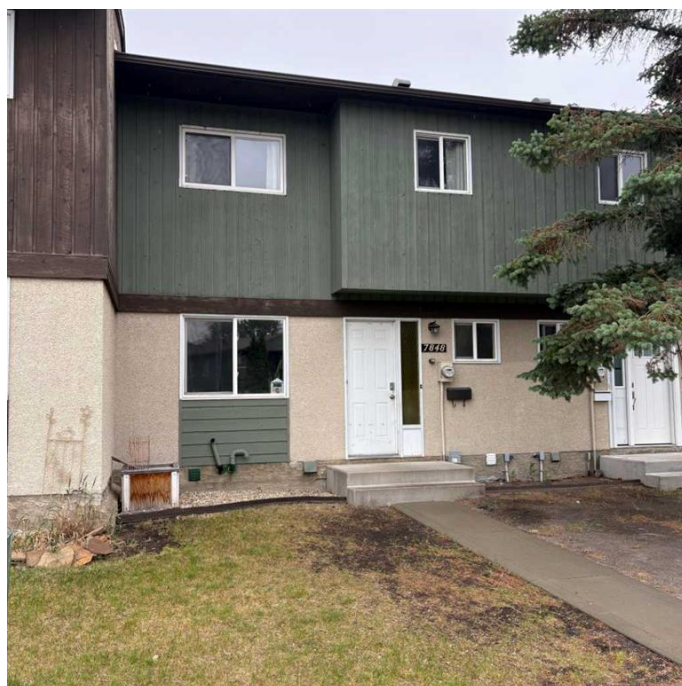
South Patterson Place, Grande Prairie, Alberta

Two story 3 bed 1.5 bathroom condo townhouse in Cedarwood Park. With a little freshening up this quaint townhouse will be perfect for a new homeowner or investor. The main level features a half bath, kitchen/dinning room area and a large living room leading out to the private fenced yard. Upstairs you will find 3 good sized bedrooms and a full bathroom. The basement in this unit is finished with a large rec room and also has a large utility room for storage and laundry. Condo fees are \$360.00 per month plus \$10 for an extra rented parking stall that has to be renewed with the condo board yearly (around the AGM) just in the process of renewing now and there is an extra \$20 charge to investors who rent out the unit so owner is currently paying \$390. Condo fees include common area maintenance, snow removal & reserve fund contribution. Possession can be as soon as early August.

Built in 1977

## Essential Information

MLS® #	A2232098
Price	\$194,800
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,013



Acres	0.03
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	7848 Cedarwood Park
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V4R8

### **Amenities**

Amenities	Parking, Trash
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Storage
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

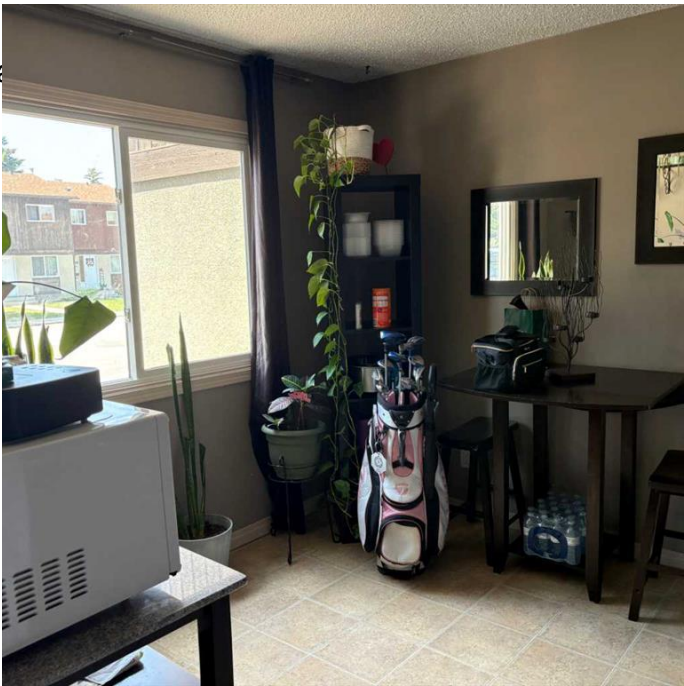
Exterior Features	Private Entrance, Private Yard
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Stucco, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	20
Zoning	RM

**Listing Details**

Listing Office                      Better Homes and Gardens Real Estate



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.