

2102, 7201 Poplar Drive
Grande Prairie, Alberta

MLS # A2242438

\$144,900

Division:	South Patterson Place		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,019 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Built-in Features		

Inclusions: None

Welcome to this thoughtfully updated 2 bed, 1 bath ground-floor unit in the desirable Haywood Court. Offering both functionality and style, this two-storey layout provides a spacious and comfortable place to call home - and with immediate possession available, you can move in and start enjoying right away! Step inside to find a freshly painted interior with popcorn ceilings scraped for a modern, clean feel. The inviting entryway features a custom bench and feature wall, adding both character and practical storage. The bright and open living room flows seamlessly into a galley-style kitchen, complete with ample cabinetry and updated appliances over the years. Just off the dining area, you'll find a large walk-in storage room, perfect for pantry items, gear, or seasonal storage. Step outside from the living room to your own private patio with a garden box and privacy wall, ideal for summer lounging or your morning coffee. Upstairs, discover two well-sized bedrooms, including a spacious primary, and a full 4-piece bathroom. This unit also includes a locked exterior storage room and one powered parking stall located right out front for added convenience. Condo fees of \$534.50/month cover heat, water, garbage, and exterior maintenance — you only pay electricity, making this a low-maintenance and affordable ownership opportunity. Whether you're a first-time home buyer, investor, or looking to downsize, this unit checks all the boxes — and it's ready whenever you are.