

**7826 Cedarwood Park**  
**Grande Prairie, Alberta**

**MLS # A2212869**



**\$190,000**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street		
<b>Lot Size:</b>	338.53 Acres		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 360
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** Air conditioner unit

Step into a bright and inviting home, where warmth and natural light welcome you from the moment you arrive. As you make your way into the spacious living room, a large picture window floods the space with sunshine, creating the perfect spot to relax and unwind. The main floor offers an easy flow from the living area into a bright white kitchen, complete with plenty of cabinet space and a spacious dining area that's ideal for family dinners or casual entertaining. Fresh carpet has been thoughtfully installed in the bedrooms and basement, adding extra comfort where it matters most. Upstairs, you'll find three bedrooms and a full bathroom, while the main floor offers a convenient half bath for guests. The fully developed basement provides a ton of additional storage and flexible space, whether you need a home gym, a room for a teen, a playroom, or a cozy retreat. Outside, a freshly updated fence offers privacy for your outdoor space, and central air conditioning ensures you stay cool through the summer months. Located in a well-kept, friendly subdivision where pride of ownership is clear, this home also benefits from low condo fees of just \$360 per month. Priced at \$190,000, it's an affordable, move-in ready opportunity in one of Grande Prairie's most convenient locations.