

1111, 7201 Poplar Drive  
Grande Prairie, Alberta

MLS # A2247371



**\$158,900**

<b>Division:</b>	South Patterson Place		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 525
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, See Remarks, Storage, Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, range hood, washer, dryer

Welcome to this charming 2-bedroom, 1-bathroom condo in Haywood Court, perfectly situated close to two schools, shopping, and a variety of amenities. The main floor offers a functional layout with a bright kitchen, a dedicated dining area, a spacious living room, and a large storage room for all your household needs. Step outside to enjoy your private cement patio, which opens onto the shared courtyard, perfect for relaxing or entertaining. Upstairs, you'll find two generous-sized bedrooms with plenty of closet space and a full 4-piece bathroom. This home also includes one assigned parking stall and a handy outside storage unit, ideal for keeping your outdoor and seasonal gear organized. Whether you're a first-time buyer, investor, or looking to downsize, this affordable property offers comfort, convenience, and low-maintenance living.