

# \$125,000 - 1112, 7201 Poplar Drive, Grande Prairie

MLS® #A2238731

**\$125,000**

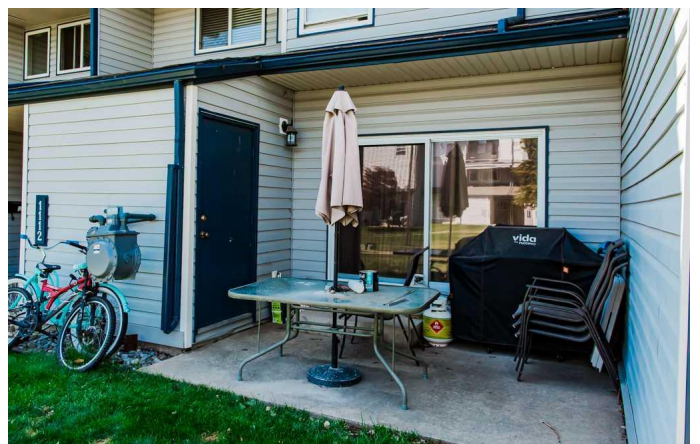
2 Bedroom, 1.00 Bathroom, 978 sqft

Residential on 0.00 Acres

South Patterson Place, Grande Prairie, Alberta

Courtyard Facing 2 Bed 1 Bath townhouse style condo in Haywood Court boasting ground level entrance, a concrete patio and an outside storage room! The condo has an excellent location right across from a school, on a bus route and on the desirable south end of GP. The two-story condo features a roomy main level featuring a walk-through kitchen, main floor laundry, and dining and living room with glass doors leading to the concrete patio. there is also a 12-foot-long pantry/interior storage room! Upstairs are two spacious bedrooms and an updated 4-piece bathroom, which has just had the tub surround done in attractive tile! The exterior storage area is accessed directly outside with a door by the patio and is a great place to store bikes, scooters and all your outdoor gear. 1 powered parking stall is included #36, and additional stalls can be rented for \$25/ month. The condo fees are \$533/ month and include heat, hot water, water sewer, garbage, outside maintenance and snow removal, reserve fund contribution, and structural insurance, so you are only paying your own power and internet and TV. As of June 2025 the reserve fund was at \$1,108,121.37. ( see financials) Pets allowed?: With the written consent of the Board, the following animals may be permitted in any Unit:

- (i) not more than one domestic cat, not in excess of thirty (30) pounds in weight; and
- (ii) small fish or aquatic animals in an aquarium no larger than five (5) gallons;



(iii)Service dogs, as defined by the Service Dogs Act, S.A. 2007, c. S-7.5 may be permitted ( see bylaw amendment)

Built in 1981

### **Essential Information**

MLS® #	A2238731
Price	\$125,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	978
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1112, 7201 Poplar Drive
Subdivision	South Patterson Place
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6C5

### **Amenities**

Amenities	Bicycle Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Plug-In

### **Interior**

Interior Features	Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	3

Basement	None
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## Exterior

Exterior Features	Private Entrance, Storage
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Lot Description	See Remarks
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Roof	Other
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Construction	Concrete, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	July 10th, 2025
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Days on Market	9
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Zoning	R
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## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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