

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

MLS® #A2238731

**\$125,000**

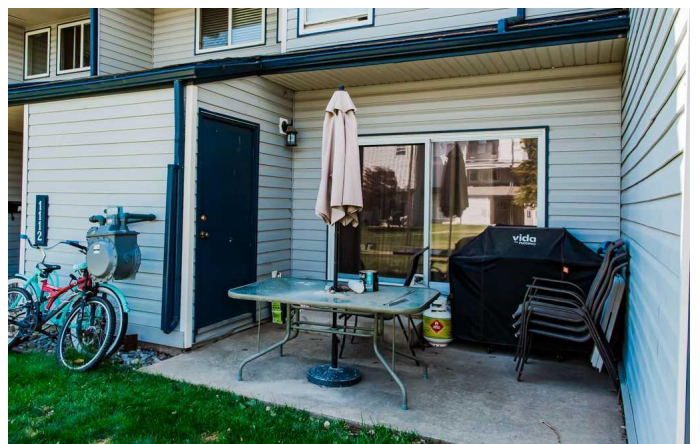
2 Bedroom, 1.00 Bathroom, 978 sqft

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

**Exterior**

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

**Additional Information**

Date Listed                July 10th, 2025  
Days on Market        25  
Zoning                     R

**Listing Details**

Listing Office             Sutton Group Grande Prairie Professionals

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