

**301, 11230 104 Avenue
Grande Prairie, Alberta**

MLS # A2268147



\$219,900

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 614
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW COVERINGS AND AC UNIT

SPACIOUS 3RD FLOOR CORNER south facing Condo with UNDERGROUND PARKING! This bright and spacious 2-bedroom, 2-bathroom unit offers a comfortable, low-maintenance lifestyle in a prime location. The open-concept layout features a well-appointed kitchen with plenty of cupboard space, flowing into a cozy living area that leads to a south facing private deck—perfect for relaxing or entertaining. The primary suite includes a walk-through closet and full ensuite, while the second bedroom and full bath provide great flexibility for guests or a home office. With in-suite laundry, underground parking #575, and \$614.41 condo fees that cover all utilities, this home combines comfort and convenience. Close to shopping, restaurants, and public transit—Could be a great investment as the current tenants have been there 9 years or a fabulous place to call home! come see it for yourself! Notable features - fitness center, powered outdoor spot is \$53.75/month, great west location!