



**GRASSROOTS**  
REALTY GROUP

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405, 10230 106 Avenue  
Grande Prairie, Alberta

MLS # A2231929



**\$129,900**

Division:	Avondale		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 576
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

**Inclusions:** refrigerator, stove, dishwasher, key fob, 1 parking stall

Overlooking Muskoseepi Park!! Imagine coming home to a space that asks little of you&mdash;just to relax, breathe, and feel at ease. This thoughtfully updated 2-bedroom, 1-bathroom corner condo offers more than just low-maintenance living; it offers comfort you can count on. With fresh paint, modern flooring, and stylish kitchen and bathroom upgrades, this home has been lovingly improved to support the life you want&mdash;easy, calm, and clutter-free. Enjoy your morning coffee or evening wind-down on the southwest-facing balcony with a beautiful park view&mdash;your own private corner of serenity. At over 800 sq. ft., the spacious layout is complemented by triple-pane windows for quiet living and energy efficiency. Located in a well-managed, full concrete building, this condo offers the peace and stability that only a solid foundation&mdash;and a strong reserve fund&mdash;can provide. You'll also appreciate the convenience of an elevator, assigned outdoor parking, and common green space with picnic tables, perfect for a good book or a heartwarming chat. Call your realtor today to book a hassle free showing.