



**GRASSROOTS**  
REALTY GROUP

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216, 12330 102 Street  
Grande Prairie, Alberta

MLS # A2239690



**\$339,900**

Division:	Northridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,013 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Electric Gate, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	low density residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, two security fobs

**MODERNIZED CORNER CONDO WITH SMART UPGRADES, STYLISH FINISHES & EXCEPTIONAL DESIGN!** This beautifully enhanced 2 bedroom, 2 full bathroom second-floor suite is located in Inverness Estates, Grande Prairie's premium concrete and steel condo development—known for its superior soundproofing, fire safety, and long-term durability. Positioned on a corner, this unit enjoys extra natural light, oversized windows, and northeast exposure, creating a bright and peaceful living space with enhanced privacy. The heart of the home features a custom-cut kitchen counter designed with both function and flexibility in mind. The extended overhang easily accommodates stools, making it perfect as an eat-in space—no need for a separate dining table if you prefer an open, casual lifestyle. The adjoining living area features warm honey-coloured brand-new vinyl plank flooring, combining comfort with style and easy maintenance. Step into a home loaded with modern smart-home features designed to enhance your daily routine. Both bathrooms include elegant black fixtures, heated anti-fog LED mirrors with soft beauty lighting, and Bluetooth-integrated lighting systems with built-in speakers, allowing you to stream music or podcasts while you get ready. Color-changing smart LED lighting has been installed throughout the unit, allowing full mood control from your phone or smart device. As you move down the hallway, you'll find a well-appointed 4-piece bathroom, a laundry room with stacked washer/dryer, and a dedicated storage area—offering practical convenience for daily living. Just past that, you'll reach the spacious secondary bedroom, perfect for guests, a child, or a home office. At the end of the hall, the primary bedroom is tucked privately into the corner of the unit, offering a quiet retreat with a walk-in

closet and private 4-piece ensuite. Enjoy the outdoors on your covered balcony, equipped with a natural gas hookup&mdash;perfect for grilling or relaxing on summer evenings. Residents of Inverness Estates enjoy a long list of amenities, including: \* Fully equipped fitness center &mdash; included in your condo fees \* Bookable event room for parties, meetings, or social gatherings \* Guest suite for overnight visitors &mdash; just \$75/night, additional nights \$50 \* Professionally managed condo board with heat, water, building insurance, snow removal, and amenity access all included \* Private storage locker included in condo fees for this unit \* Underground parking stall included with a separate title and part of the purchase price &mdash; no need to pay extra Located in Northridge, one of Grande Prairie's most walkable and desirable communities&mdash;just minutes from the new Grande Prairie Regional Hospital, major shopping, restaurants, medical clinics, parks, and public transit.