



**GRASSROOTS**  
REALTY GROUP

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**#146, 10150 121 Avenue  
Grande Prairie, Alberta**

**MLS # A2243866**



**\$189,900**

|                  |                     |               |                   |
|------------------|---------------------|---------------|-------------------|
| <b>Division:</b> | Northridge          |               |                   |
| <b>Type:</b>     | Residential/Triplex |               |                   |
| <b>Style:</b>    | 2 Storey            |               |                   |
| <b>Size:</b>     | 1,055 sq.ft.        | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 4                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad         |               |                   |
| <b>Lot Size:</b> | 0.05 Acre           |               |                   |
| <b>Lot Feat:</b> | Back Yard           |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Partial, Partially Finished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 388

**LLD:** -

**Zoning:** RM

**Utilities:** -

**Inclusions:** none

#146 in Chelsea Villas is a well maintained corner unit with a great floor plan tucked away in the back of the condominium complex. This unit boasts 1055 sqft with a nice sized deck and a semi private back yard that faces north onto a green space. This fantastic end unit has good 3 good-sized bedrooms with an option for a 4th in the basement, 2 full bathrooms and a half bath located by the front door. The kitchen includes lots of counter space for meal making and a brand new stove and refrigerator. Laundry is located in the basement with extra storage under the stairs. Location is key here with a close proximity to the mall, restaurants and many other stores. This amazing property is priced great and will not last long, booking a showing is easy just contact your favourite REALTOR® today for a viewing!