



**GRASSROOTS**  
REALTY GROUP

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219, 10150 121 Avenue  
Grande Prairie, Alberta

MLS # A2258367



**\$218,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** NA

3 bed 1.5 Bath with garage in Chelsea Villas Condos! Main floor kitchen and dining room with gas fireplace and access to rear deck. Convenient half bath on the main level. Updated kitchen. 3 beds upstairs including good sized primary. Full bathroom and bedroom level laundry! Unfinished basement offers lots of heated storage. Single attached garage, insulated and painted. 2 paved parking stalls in front. Condo fee includes snow removal, water/sewer and common area maintenance. Tenant occupied until Dec 31, 2025.