



GRASSROOTS
REALTY GROUP

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316, 12310 102 Street
Grande Prairie, Alberta

MLS # A2261390



\$327,000

Division:	Northridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,016 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 656
Basement:	None	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	High Ceilings		

Inclusions: Front Door FOB

Lovely 3rd Floor condo in Inverness Estates. This unit has AIR CONDITIONING (professionally installed & condo board approved), upgraded kitchen stainless appliances (double oven), 2 UNDERGROUND PARKING STALLS (one with storage cage #129, #139) and a nice private view from the deck onto the open grass space facing southwest. This unit offers 2 bedrooms, 2 bathrooms & in-suite laundry/storage. The kitchen has maple cabinets & eating bar counter with pendant lights. The open concept design is very desirable. This complex is complete concrete construction so is a very quiet building with attention to detail in maintenance & upkeep with onsite management. The condo fees include: water, heat, sewer, garbage, common area management & maintenance, reserve fund contribution (legislated), and parking.