

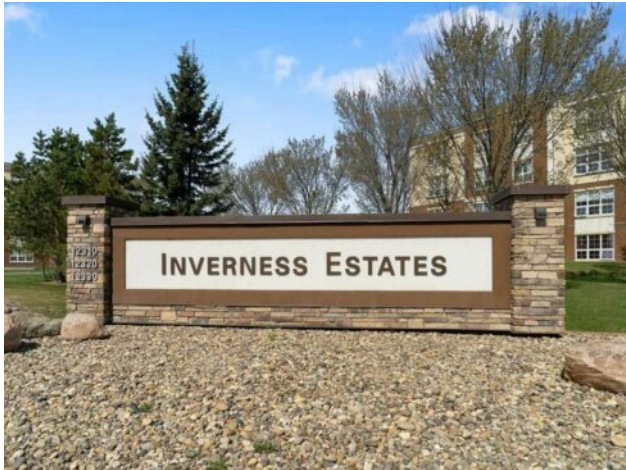


GRASSROOTS
REALTY GROUP

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410, 12330 102 Street
Grande Prairie, Alberta

MLS # A2262395



\$319,900

Division:	Northridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,040 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 750
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Walk-In Closet(s)		

Inclusions: All items negotiable

Top-floor condo living at its best in sought-after Inverness Estates, Building C! This well-designed 2 bed, 2 bath unit features soaring ceilings and large windows that fill the space with natural light. The east-facing patio offers a peaceful view and comes equipped with a natural gas BBQ hookup—perfect for year-round grilling. The spacious primary bedroom includes a generous walk-in closet and a 4-piece ensuite. You'll love the convenience of in-suite laundry as well as the included titled underground parking stall and assigned storage unit. Inverness Estates is a concrete-built complex praised for its exceptional soundproofing and quality construction. Residents enjoy access to fantastic amenities including a fitness center, multi-purpose lounge, and guest suites. The building is also small-pet friendly, making it a great fit for a variety of lifestyles. A rare top-floor opportunity in one of Grande Prairie's most desirable condominium communities!