

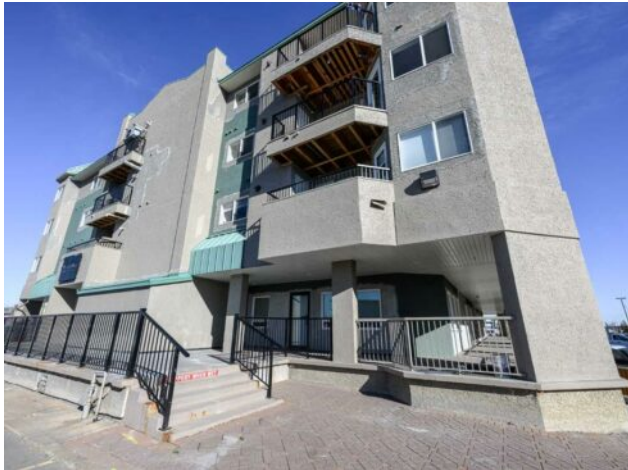


GRASSROOTS
REALTY GROUP

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209, 9919 99 Avenue
Grande Prairie, Alberta

MLS # A2262898



\$349,900

Division:	Central Business District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,096 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Driveway, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Forced Air, Heat Pump, Hot Water, Natural Gas	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	\$ 588
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Downtown Condominium Living at its Finest! Experience Market Manor - comfort, convenience, and class in this beautifully designed 2 bedroom, 2 bathroom condominium located right in the heart of Grande Prairie. Perfect for professionals, couples, or small families looking for a modern urban lifestyle. It is close to everything - shopping, restaurants, library, healthcare, recreation & other professional services. Spacious and open design in this unique fully renovated condominium. Enjoy quality hardwood and tile flooring, lovely kitchen with white cabinets and granite counters, new windows just installed, the master bedroom has a private ensuite and walk in closet, separate laundry room with storage, and Air Conditioning for warmer days. Designed in the middle of this concrete building is a large atrium common area with high ceilings with skylights that offer tons of natural light; it is a wonderful space to gather for social events to enjoy your friends & family or just have a walk around in the colder months. This is a secure, well-maintained building with many recent upgrades and heated underground assigned parking. There is a car wash by in the underground heated parking and the entrance ramp is heated so no ice accumulates. The monthly condominium fee is \$588.33 and includes heat, water, sewer, garbage & recycling, interior & exterior maintenance of common areas, professional management, building insurance & reserve fund contributions. This is an extremely nice unit! Take a look today!