



**GRASSROOTS**  
REALTY GROUP

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203, 11220 104 Avenue  
Grande Prairie, Alberta

MLS # A2280813



**\$185,400**

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	742 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Leased, Outside, See Remarks, Stall, Titled, Underground		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Baseboard, Central	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	Electricity Connected, See Remarks, Sewer Connected
Features:	See Remarks		

**Inclusions:** portable air conditioner

Forget the stress of utility bills and the hassle of yard work&mdash;welcome to a lifestyle of total ease at 'Axxess' Condos. Bathed in golden afternoon light, this well-kept second-floor haven offers a bright, open-concept layout. The L-shaped kitchen is a chef's delight with ample counter space for meal prep, attractive tile backsplash & 1 year new dishwasher, and flows effortlessly into the dining and living room area that's just made for relaxing in after a long day. Step through the patio doors onto your private, west-facing deck&mdash;the ultimate spot to soak up the sun or fire up the grill with the convenience of a gas hookup. The primary bedroom offers a retreat to unwind, complemented by a generous second bedroom that's perfect for guests, a home office, or a roommate. There is efficient use of space & convenience as well with in-unit laundry. Beyond your front door, the perks continue. Say goodbye to scraping ice off your windshield thanks to your heated underground, titled parking stall, and keep your fitness goals on track with the on-site gym. The location is truly unbeatable: whether you're a student at Northwestern Polytechnic, a healthcare professional at the nearby hospital, or an outdoor enthusiast hitting the local trails, everything you need is within reach. Perhaps the best part? The monthly condo fees cover almost everything&mdash;heat, power, water, and more&mdash;making this an incredible "set it and forget it" investment or an affordable entry into homeownership. With immediate possession available, the only thing missing is you & your furniture! Contact a REALTOR® today for more info or to view.