



314, 11230 104 Avenue  
Grande Prairie, Alberta

MLS # A2286647



**\$239,900**

<b>Division:</b>	Gateway		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	987 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	71.00 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 746
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Experience a modern, low-maintenance lifestyle at Axxess Condominiums, ideally located close to all amenities, shopping, and more. This beautifully updated north-facing 2 bedroom, 2 bathroom corner unit on the 3rd level offers serene views overlooking Westgate Pond and is filled with natural light throughout. The bright, open-concept main living space is perfect for everyday living and entertaining, flowing seamlessly onto a private balcony just off the living room. Updates over recent years include hardwood flooring, tile backsplash, refinished cabinets, lighting fixtures, and fresh paint throughout, along with tile flooring in both bathrooms for a clean, modern feel. The primary suite is a peaceful retreat featuring a walk-through closet and tasteful ensuite. A second bedroom, additional updated full bathroom, and in-suite laundry/storage add exceptional functionality. This home includes a titled underground parking while the building also offers a fitness centre to support an active lifestyle. All utilities &mdash; including power &mdash; are covered in the monthly condo fee. Book your showing today and enjoy effortless condo living with style and comfort.