



**303, 9260 108 Avenue
Grande Prairie, Alberta**

MLS # A2292407



\$119,000

Division:	Mountview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 467
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: n/a

Welcome home to this bright and inviting top-floor corner apartment, where elevated views and natural light create a space that instantly feels open and welcoming. With sweeping south-facing views over Grande Prairie, this home offers the kind of outlook that makes morning coffee on the couch or unwinding after work something to look forward to. Inside, the thoughtfully designed layout features two comfortable bedrooms and one beautifully updated bathroom, making it ideal for first-time buyers, downsizers, or investors seeking a reliable rental property. Fresh neutral paint throughout provides a clean, modern canvas ready for any design style—from cozy and minimal to bold and contemporary. The galley-style kitchen is both quaint and functional, offering efficient workspace and equipped with a stove, fridge, and dishwasher so everything you need is already in place. Whether you're preparing weeknight dinners or hosting a relaxed brunch with friends, the space flows easily into the living area. Durable tile and laminate flooring throughout adds practicality and style, while a generous storage closet helps keep everyday living organized and clutter-free. As a corner unit on the top floor, you'll appreciate the added privacy, extra natural light, and the sense of quiet above it all. It's a home that feels comfortable to live in today, with the flexibility to personalize over time. Whether you're picturing settling in and enjoying the view or adding a solid property to your investment portfolio, this charming apartment offers an appealing combination of location, simplicity, and potential.