



GRASSROOTS
REALTY GROUP

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**#114, 11220 104th Avenue
Grande Prairie, Alberta**

MLS # A2293716



\$239,000

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	982 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 746
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Soaking Tub		

Inclusions: Fridge, Stove, Dishwasher, Rangehood Microwave, Washer, Dryer

Axxess condos, condo living at its best. This ground-floor corner unit features a nice open plan with 2 good-sized bedrooms, a full main bathroom and an ensuite with a soaker tub. This unit comes with appliances, AC and underground heated parking. Freshly painted all one color at the end of 2025. Great West End location close to the hospital, shopping and restaurants. Enjoy maintenance-free living, a workout room, utilities and structure insurance all covered by an affordable Condo fee. This unit is currently rented for \$1,650.00 per month with the lease expiring at the end of May. If you are looking for a revenue property, a starter or a retirement home, this could be the one for you.