



**GRASSROOTS**  
REALTY GROUP

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105, 12320 102 Street  
Grande Prairie, Alberta

MLS # A2302288



**\$342,500**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,006 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** None

**Condo Fee:** \$ 594

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** RM

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings, Laminate Counters, Storage

**Inclusions:** n/a

Welcome to Inverness Estates— one of Grande Prairie’s most sought-after condo communities, and for good reason! This beautifully renovated 2-bedroom, 2-bathroom ground-floor unit offers the perfect combination of style, convenience, and low-maintenance living. Step inside and you’ll immediately notice the modern updates throughout, including gorgeous vinyl plank flooring, sleek new countertops, beautiful black double sink with matching faucet, upgraded stainless steel appliances, and a stunning tile backsplash that elevates the kitchen space. Both bathrooms have been tastefully refreshed with new countertops, sinks, new toilets, new light fixtures and stylish tile surrounds, creating a clean and contemporary feel. The spacious primary bedroom is a true retreat, featuring a walk-through closet leading to your private ensuite oasis. The second bedroom and full bathroom provide flexibility for guests, family, or a home office. You’ll love the convenience of in-suite laundry, practical and essential for everyday living. Located on the ground floor, this unit is ideal for pet owners or anyone looking for easy access without stairs or elevators and your lovely patio, comes complete with a gas line for BBQing— perfect for relaxing summer evenings. And do you LOVE the furnishings? All furnishings can be negotiated separately. This condo also includes a titled underground heated parking stall with a storage cage. Positioned at the end, this stall offers exceptional space and ease— allowing you to open your doors wide without worry and comfortably move around your vehicle. Inverness Estates stands apart as one of the only fully concrete construction condominium buildings in Grande Prairie— offering a level of durability, soundproofing, and quality that is truly unparalleled in the city. Residents enjoy the added

security of underground parking along with fantastic amenities, including a fitness centre (conveniently located within the same building), a recreation room, and a guest suite for visiting friends and family. Whether you're living a busy, on-the-go lifestyle or ready to slow things down and enjoy maintenance-free living, this complex caters to both with ease. Ideally located near shopping, restaurants, and public transit, everything you need is right at your doorstep. This is more than just a condo—it's a lifestyle upgrade.