



**205, 12320 102 Street
Grande Prairie, Alberta**

MLS # A2304590



\$329,900

Division:	Northridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,128 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 654
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to this bright and spacious second-floor corner unit, offering one of the most sought-after floor plans in the building. The open-concept layout features a beautifully designed kitchen and dining area that seamlessly connects to a large living room, all enhanced by an abundance of natural light from surrounding windows. The well-appointed layout includes a generous primary bedroom with a walk-through closet leading to a full ensuite, while the second bedroom is thoughtfully positioned on the opposite side of the condo for added privacy. You’ll also appreciate the conveniently tucked-away laundry and storage room. The large U-shaped kitchen provides ample workspace, and the living area has been refreshed with new vinyl plank flooring and a fresh coat of paint, creating a modern and inviting feel throughout. Step outside onto your private, covered balcony - perfect for year-round BBQing with a built-in gas hookup. Enjoy the comfort and convenience of underground heated parking with an additional storage area - no more scraping ice in the winter. Take advantage of the on-site gym, or make use of the recreation/meeting room and guest suites available for visitors. Built with solid concrete construction, this complex offers exceptional soundproofing for quiet, comfortable living. Say goodbye to exterior maintenance—condo fees include professional management, grounds upkeep, snow removal, and utilities such as heat, water, sewer, and trash removal. Ideally located close to shopping, schools, and parks, this property is perfect for professionals, first-time buyers, or investors. Don’t miss your chance to own this incredible unit - book your showing today!