



119, 9140 101 Avenue
Grande Prairie, Alberta

MLS # A2118254



\$174,900

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|------------------|-----------------------|---------------|-------------------|
| Division: | Ivy Lake Estates | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,033 sq.ft. | Age: | 1995 (29 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Paved, Stall | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Landscaped | | |

Heating: Forced Air, Natural Gas

Floors: Carpet

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, See Remarks

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 405

LLD: -

Zoning: RM

Utilities: -

Inclusions: none

Nice updates throughout this lovely pet friendly townhouse style condo! Corner unit! Fully developed! Crisp white kitchen with a cheery bright window facing the backyard. Main level has an open floorplan with large living room and half bath. The upper floor has 3 bedrooms, main bathroom, linen closet. The basement has been developed with a rec room & there's laundry in the utility room. Plenty of green space and side yard for kids to run & play (considered common area). Convenient east central location: close to schools & playground, shopping & amenities, & bus route. Currently no levies, call for pet restrictions. 1 energized parking stall. (119). Very economical way to own your own home or to invest as a rental property. Condo fee is \$405 which includes water, sewer, garbage, snow & lawn. Condo fees will be increasing to \$445 June 1.