



**GRASSROOTS**  
REALTY GROUP

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**#320, 10150 121 Avenue  
Grande Prairie, Alberta**

**MLS # A2139208**



**\$172,500**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Common, Driveway, Garage Door Opener, Parking Lot, Parking Pa		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Perimeter Wall, Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 375

**LLD:** -

**Zoning:** RM

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, Garage Door Opener

FIND YOURSELF BECOMING A HOME OWNER in an affordable home, WITH A SINGLE CAR GARAGE! PLUS, only one immediate neighbour because this one is on the END of the row! Low maintenance home ownership here in this Condo in Northridge. You might be looking for a home for yourself or your family, or even looking to add a property to your investment portfolio. Whichever the case - Take a look at this comfortable and spacious 2 storey! \*\* SELLER OFFERING A \$3,000 CASH BACK INCENTIVE FOR UPDATES! Flooring, Paint, whichever you so choose. Your main floor offers you a half bathroom, access to your single car garage, living room, kitchen, and dining room -with access to your back deck and smaller maintainable yard space WITH NO REAR NEIGHBOURS! You can add a patio set, a bbq, and be totally set up to enjoy the summer here! Upstairs holds 3 bedrooms all of great size. Your primary room is 10.5' x 11'... Quite LARGE!! You also have a full bathroom up here with a Shower/Tub combo, and a vanity with extra counter space and a linen/towel closet. Your basement remains undeveloped so you can turn it into anything you desire - an additional bedroom and bathroom, laundry room, a secondary living room... The choice is yours! This is an attractive option for those seeking a cozy yet spacious home, conveniently located within walking distance to the Prairie Mall, schools and tons of other amenities. Visitor parking on site and pets permitted with some restrictions. Water/Sewer/Garbage/Snow Removal & more INCLUDED in your Condo Fee. Get your Realtor on the phone and book a tour of this one!