



GRASSROOTS
REALTY GROUP

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409, 11240 104 Avenue
Grande Prairie, Alberta

MLS # A2150557



\$150,000

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	548 sq.ft.	Age:	2007 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Stone Counters		

Inclusions: Bed + bed frame, dining table and 4 chairs, pull out couch, TV stand

Welcome to this charming top floor unit Axxess condo building, located on the vibrant west side of Grande Prairie. This bright and sunny 4th floor unit is a gem, offering a blend of comfort, style, and convenience. With extensive updates and upgrades, this 1-bedroom + den, 1-bathroom condo is perfect for those seeking modern low maintenance living. This unit has received a complete makeover, featuring stone kitchen counters, updated cabinets, vinyl plank flooring, and a modern bathroom vanity. The high-end appliances and updated lighting add to this already impressive package. The condo comes furnished, making it an ideal choice for first-time buyers, investors, or anyone looking for a hassle-free move. Enjoy an abundance of natural light that fills the space, creating a warm and inviting atmosphere. Convenient in-suite laundry facilities add to the ease of living in this beautiful unit. Step out onto your private balcony to relax and enjoy the views. Included with the unit is a titled underground parking stall, ensuring your vehicle is safe and protected. The Axxess building offers a fitness room for residents, adding to the convenience and lifestyle benefits of this fantastic location. Situated close to shopping centers, the hospital, Grande Prairie Polytechnic, and a variety of entertainment and dining options, this condo offers the best of urban living with easy access to all the essentials. This condo truly shows A+, offering a perfect blend of modern updates, convenience, and a prime location. Don't miss your chance to own this stunning unit in Grande Prairie. Condo fee includes heat, water, gas, electricity, trash, sewer!