



**306, 11220 104 Ave**  
**Grande Prairie, Alberta**

**MLS # A2161183**



**\$140,000**

<b>Division:</b>	Gateway		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	556 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Leased, See Remarks, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 473
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Affordable AIR CONDITIONED Investment or Starter Home. This 1-bedroom plus Den unit, complete with a 4-piece bath, is bright, clean, and move-in ready. Featuring in-unit laundry and proximity to restaurants, a movie theater, shopping, and Northwestern Polytechnic, it's an ideal location for couples, students, or single occupants. Enjoy the private balcony or explore the nearby walking paths—there's an abundance of activities to enjoy. Reach out to your real estate professional today to arrange a viewing.