



**310, 11240 104 Avenue
Grande Prairie, Alberta**

MLS # A2179317



\$149,900

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	557 sq.ft.	Age:	2007 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Parking Lot, Plug-In		
Lot Size:	106.25 Acres		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: Furniture as seen in the photos are all negotiable. Buy fully furnished & move in ready for an additional \$4000. Including: Dishes, textiles, art, lamps, vacuum, fans, shelving, tv, tv stand, dvd player, small sectional couch with storage, queen bed, side tables, hallway shoe storage, 2 saucer chairs with side table, kitchen table with 2 chairs.

Convenience, location & maintenance free living. Within walking distance to shopping amenities, Northwestern Polytechnic, the hospital & walking trails. This 1 bedroom plus den is the perfect starter home or rental property. Located on the 3rd floor you'll get tons of natural light with a west facing balcony. Equipped with air conditioning. Stacked washer & dryer are located in your 4 piece bathroom. You can buy this place move in ready, all furniture is negotiable! Condo fees are \$473.11/month and include a powered exterior parking stall, heat, water & power. Call today to view.