



**108, 12310 102 Street  
Grande Prairie, Alberta**

**MLS # A2187565**



**\$283,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Other, Secured, See Remarks, Stall, Titled		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 583
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Electricity Not Paid For, Garbage
<b>Features:</b>	Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer

2 bed, 2 bath condo in prestigious "Inverness Estates"! Awesome features include open layout, 9' ceilings & ample natural light. Primary bedroom has walk-through closet into its own full ensuite. Generous sized 2nd bedroom has double door closet and is situated right across the hallway from the main bathroom. Space-saving laundry is in own room with some shelving to store your supplies. Neutral, warm colour palette makes for easy decorating & accessorizing. "U" shaped kitchen has tile flooring, tile backsplash & black appliances. Southside patio off large living room to enjoy when the weather turns warmer. This ground floor unit includes underground, titled parking stall. What a treat to not have to scrape off ice and snow from your vehicle in the cold days of winter! Storage cage included as well for your items such as extra tires. Building "A" also has amenity room for resident use. Condo fees include professional management, upkeep of the gorgeous grounds & super clean buildings, plus heat, water, sewer & trash removal. Keep fit at the gym (for residents only) located in the complex. This condo is a great opportunity for living in oneself or to utilize as a rental property. Excellent location close to many businesses, restaurants, shopping and quick access to City's north end & Clairmont areas. \*\*\*Please note: Photos and 3D Tour taken when unit was vacant. Currently, tenant occupied & 24 hours notice is required for viewings.\*\*\* Contact a REALTOR&reg; for more info or to view.