



102, 11230 104 AVE
Grande Prairie, Alberta

MLS # A2190366



\$239,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Gateway | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Low-Rise (1-4) | | |
| Size: | 987 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 692 |
| Basement: | - | LLD: | - |
| Exterior: | Mixed | Zoning: | RM |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan | | |

Inclusions: fridge stove dishwasher washer dryer

Spacious 2-Bedroom Corner Unit Condo with Heated Underground Parking & All Utilities Included! Move in ready. Key Features: Spacious Layout – This bright and airy unit boasts an open-concept living and dining area, perfect for entertaining or relaxing. Large windows fill the space with natural light, creating a warm and inviting atmosphere. All Utilities Included – Say goodbye to unexpected bills! Your condo fee covers heat, water, electricity, and more, making budgeting easy and stress-free. Heated Underground Parking – No more scraping snow off your car in the winter! Enjoy the luxury of heated underground parking, keeping your vehicle warm and secure year-round. Extra outdoor parking available for \$26.75 /month Modern Kitchen – Featuring sleek countertops, ample cabinetry, and full-size appliances, this kitchen is both stylish and functional. -Primary Suite with Walk-In Closet & Ensuite – The spacious primary bedroom features a walk-in closet and a private ensuite bathroom, offering the perfect retreat after a long day. -Two Full Bathrooms – Enjoy the convenience of two well-appointed bathrooms, including the ensuite in the primary bedroom for added privacy. -Pet-Friendly – Small dogs and cats are welcome, so you and your furry friend can feel right at home! -Prime Location – Situated in a desirable neighborhood, you're just minutes away from shopping, dining, public transit, and recreational amenities. Don't miss out on this exceptional condo—schedule your private viewing today! **The Owner is a registered REALTOR® in Alberta