



204, 12320 102 Street
Grande Prairie, Alberta

MLS # A2195299



\$325,000

Division:	Northgate		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,214 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	106.25 Acres		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 641
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, See Remarks		

Inclusions: N/A

Stunning Corner Unit in Inverness Estates! Welcome to this beautiful, spacious 2nd-floor corner unit, perfectly situated facing south and the serene courtyard in prestigious Inverness Estates. This updated and open design features a bright kitchen and dining area that seamlessly flows into a large living room, all bathed in natural light from the surrounding windows. This floor plan is one of the most sought after with a large master bedroom that boasts a walk-through closet leading to a full ensuite, a spacious second bedroom that is conveniently located at the opposite end of the condo and a nicely tucked away laundry/storage room. A large U-shaped kitchen, updated floors, updated appliances and a soothing paint scheme add to this suite perfectly. Finally, you can enjoy cooking on your private, south-facing covered balcony, complete with gas hook-ups for your BBQ! Your time is precious - no need to scrape ice this winter with an underground heated parking stall and storage area. Use that time to work out in the gym located in the same building. The complex also offers fantastic amenities, including a recreation/meeting room and suites that are available for guest bookings. This quality-built, concrete construction ensures excellent sound insulation, so you can enjoy peaceful living. Say goodbye to shoveling snow and mowing grass - your condo fees cover professional management, upkeep of the grounds area, snow removal, plus heat, water, sewer, and trash removal. Conveniently located close to shopping, schools, and park/playground areas, this home is the perfect place for professionals or investors! Don't miss out on this incredible opportunity - schedule your viewing today!