

**101B, 11018 106 Avenue  
Grande Prairie, Alberta**

**MLS # A2216943**



**\$180,000**

<b>Division:</b>	Gateway		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 332
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Fantastic opportunity for first-time buyers or investors! This well-kept main floor corner unit is the perfect blend of comfort and convenience. Located just minutes from the Grande Prairie Regional Hospital, Northwestern Polytechnic College, Muskoseepi Park and shopping Centres. This two-bedroom condo offers a functional layout with a bright kitchen, full bathroom with oversized vanity, and in-suite laundry. Condo fees include water, sewer, building maintenance, lawn care, snow removal, and garbage, making this a low-maintenance, high-value home in a prime location.