

#414, 11240 104 Avenue  
Grande Prairie, Alberta

MLS # A2273804



## \$219,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Gateway                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,049 sq.ft.                       | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                    |                   |        |
|--------------------|----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                  | <b>Condo Fee:</b> | \$ 746 |
| <b>Basement:</b>   | -                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                         | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | -                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Open Floorplan, Pantry, Soaking Tub |                   |        |

**Inclusions:** N/A

TOP FLOOR CORNER UNIT WITH GREAT WESTERN EXPOSURE. This oversized 2Bed/2Bath condo has so much to offer: dedicated laundry room in-suite hosting new washer/dryer, large entryway, kitchen space with pantry and large island/eating bar. Bedrooms are separated for great privacy options . Primary offers walk-thru closet and full ensuite bath. Dining area & large living space complete the package. Unit currently offers one underground stall plus two above ground parking stalls(leased). Condo living can create a great lifestyle with gym facilities in the building and no maintenance to worry about. Perfect location close to all west Grande Prairie's amenities, Regional hospital, NWP secondary education site & airport. Well priced for the size & location, flexible possession available. Call a Realtor today to arrange your private showing.