

119, 9140 101 Avenue
Grande Prairie, Alberta

MLS # A2118254



\$189,900

Division:	Ivy Lake Estates		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,033 sq.ft.	Age:	1995 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Paved, Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, See Remarks	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Nice updates throughout this lovely pet friendly townhouse style condo! Corner unit! Fully developed! Crisp white kitchen with a cheery bright window facing the backyard. Main level has an open floorplan with large living room and half bath. The upper floor has 3 bedrooms, main bathroom, linen closet. The basement has been developed with a rec room & there's laundry in the utility room. Plenty of green space and side yard for kids to run & play (considered common area). Convenient east central location: close to schools & playground, shopping & amenities, & bus route. Currently no levies, call for pet restrictions. 1 energized parking stall. (119). Very economical way to own your own home or to invest as a rental property. Condo fee is \$405 which includes water, sewer, garbage, snow & lawn. Condo fees will be increasing to \$445 June 1.